

Courtesy Of Trina P Hodges Of RE/MAX Excellence

## **\$574,900 - 6004 5 Avenue, Edmonton**

MLS® #E4458911

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This IMMACULATE home BACKING a TRAIL is sure to impress, featuring 4 bedrooms & 3.5 baths. NEW vinyl plank flooring welcomes you in & leads to the great room bursting with natural light. The kitchen offers plenty of cabinets, corner pantry & granite island that looks over the dining area & family sized living room. Guest bath & laundry complement the functional layout. Moving upstairs you will love the bonus room with cozy fireplace. King sized primary suite with walk in closet & ensuite. 2 more bedrooms are both generous in size & 4pc bath complete the upper level. ENJOY the updated & newly finished basement with entertaining sized rec room, 4th bedroom with walk in closet, 3pc bath, flex room & tons of storage. FRESHLY PAINTED, NEW LIGHT FIXTURES & NO carpet throughout makes this home MOVE IN READY! LOVE the private, fenced & landscaped yard with deck with built in benches that looks over the fenced off garden & greenspace with trail that leads to Charlesworth Pond & park. Steps away to all amenities!

Built in 2007

### **Essential Information**

MLS® # E4458911

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,891                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6004 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E9       |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Corner                                                                                                                                                    |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 53              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 5:47pm MDT