

## \$399,900 - 77 5317 3 Avenue, Edmonton

MLS® #E4453028

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

**RAVINE BACKING WALKOUT UNDER \$400K!** This beautiful house is located within walking distance to schools, Real Canadian Superstore, the Sikh Temple, and all other amenities. Offers 1,850+ sq. ft. of living space with a fully finished walkout basement, backing onto tranquil ravine, trees & parks. Enjoy direct access to nature right from your backyard, along with a balcony perfect for morning coffee and scenic views. Inside, you'll find 3 bedrooms, 2.5 baths, and a bright, open main floor. The basement features a spacious rec room—ideal for family entertainment. Rare combination of location, features, and price—don't miss this one!

Built in 2014

### Essential Information

MLS® #	E4453028
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2014
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	77 5317 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 14th, 2025
Days on Market	10
Zoning	Zone 53
Condo Fee	\$245

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Listing information last updated on August 24th, 2025 at 3:32pm MDT