

## \$660,000 - 8403 5 Avenue, Edmonton

MLS® #E4435945

**\$660,000**

4 Bedroom, 3.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Very rare property has come on to the market! Large 2 story walk-out backing onto one of the nicest ponds in South Edmonton!! Location location location. 5 mins to South Edmonton Common and the Anthony Henday. All shopping within a few mins. Private cul-e-sac HUGE lot (609.2 meters- 6557.37 sq ft). School, parks, playgrounds and shopping can be walked to. Large open concept kitchen and dining room overlooking a very serene private view. Watch the ducks and song birds from your dinning room table and decks. 4 large bedrooms, 4 bathrooms and a separate entrance to the basement make this home potentially profitable. New roof & carpet. Tall walls in the bonus room and front foyer give a grand feel to the home. Main floor laundry room and an oversized (22.6 ft x 21.3 ft) garage are convenient just off the kitchen. 2 cozy Gas fireplaces! Primary bedroom has a sitting area, huge walk-in closet and an ensuite with a make-up desk. Quiet neighbourhood near all amenities.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435945  |
| Price    | \$660,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,094                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8403 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1H9       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Fire Pit, Front Porch, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized  |
| Is Waterfront  | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Ravine View, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Father Michael M- Sakaw |
| Middle     | Kisewatsiwin            |
| High       | Holy Trinity            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 82             |
| Zoning         | Zone 53        |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT