

\$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, youâ€™ll find 3 bedrooms, 2.5 baths, and a bright, open main floor. The basement features a spacious rec roomâ€”ideal for family entertainment. Rare combination of location, features, and priceâ€”donâ€™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	36
Zoning	Zone 53
Condo Fee	\$245

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