

## \$619,900 - 5168 2 Avenue, Edmonton

MLS® #E4445369

**\$619,900**

5 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

WALKOUT Basement in Charlesworth with TWO KITCHENS! This gorgeous FULLY FINISHED 5 bed + den, 3.5 bath home offers space, versatility & value on a massive pie-shaped lot! The main floor features a bright living room with gas fireplace, den, and a sunny dining area off the kitchen with NEW stainless-steel appliances. Step onto the full-width balcony and enjoy expansive views of your fenced yard below. Upstairs boasts a huge bonus room, primary retreat with walk-in closet, 2 additional bedrooms, full bath, 4-pc ensuite! The newly finished walkout basement includes a SECOND KITCHEN, living room, 2 beds, full bath, laundry—ideal for extended family or suite potential. Enjoy fresh paint, newer rich hardwood floors, NEW hot water tank, Central A/C, large deck w/stairs to basement, concrete patio, and shed. Double attached garage. PRIME location near schools, shopping, playgrounds, Walmart, Superstore & Anthony Henday. A true GEM—move-in ready and packed with value!

Built in 2011

### Essential Information

MLS® # E4445369

Price \$619,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5168 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R4

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Patio, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Public Transportation, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 53

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