

## \$419,900 - 5264 1a Avenue, Edmonton

MLS® #E4456032

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Terrific home located on a quiet street backing onto a green space with quick access to Anthony Henday. Close to public transit, and walking distance to shopping at Harvest Pointe. Open floor plan with kitchen open to great room and dining room. Spacious kitchen with walk through pantry and stainless steel appliances. Large primary bedroom features a walk in closet and full ensuite bath. Basement is nicely finished with an office and family room and is roughed in for a bathroom. Additional features include main floor laundry, hardwood floors, central air conditioning, fully fenced yard with deck and more. Very well maintained inside and out! For more details please visit the REALTOR®'s Website.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456032  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,394     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5264 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0X1        |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Camp./Corpus Chr |
| Middle     | Ellerslie Camp./Corpus Chr |
| High       | Elder Dr. F/Holy Trinity   |

**Additional Information**

Date Listed               September 4th, 2025  
Days on Market        3  
Zoning                    Zone 53

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