



## 3971 5 Avenue Edmonton AB

\$748,800

Welcome to Charlesworth! This home sits beautifully on a CORNER LOT boasting a total living space of over 2,555 sqft above ground + over 990 sqft of FULLY DEVELOPED BASEMENT w/ a total of 4 bdrms, 3.5 baths! This stunning home features a versatile den with elegant swing doors, ideal for use as an office or a bedroom on the main floor. It also includes a convenient 2-piece bath. The open-concept living area is enhanced by a modern electric fireplace & 3 large-panel windows that offer a breathtaking view of the surrounding green space. The dream ISLAND KITCHEN features a BREAKFAST NOOK, SS APPLIANCES & A WALK-IN PANTRY! The dining area leads you to a DECK to enjoy the GREEN VIEW! The spacious mud room completes the main flr! Upstairs offers you 4 bedrooms, BONUS ROOM & LAUNDRY ROOM! The Primary bdrm overlooking lots of GREEN SPACE features a huge WALK-IN CLOSET & 5-pc ensuite! The FULLY FINISHED BASEMENT gives you a REC ROOM & 3-pc bath, w/ plenty of space for your growing family! Close to schools & parks.

Listing Presented By:



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