# \$575,000 - 8030 3 Ave, Edmonton

MLS® #E4428963

### \$575,000

5 Bedroom, 3.50 Bathroom, 1,856 sqft Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Tucked into the quiet Ellerslie cul-de-sac, this 5-bedroom, 3.5-bath home with over 2500 sqft of total living space offers a functional layout and a backyard that spans over 7000 sqft! The massive pie-shaped lot features a large deck, hot tub, fire pit, and beautiful fruit trees and shrubs, creating an outdoor retreat. The open-concept main floor features a bright living room with gas fireplace, a spacious kitchen, and connected dining and family areasâ€"ideal for everyday living. Upstairs includes a bonus room and 3 bedrooms, including a large primary with walk-in closet and ensuite. The fully finished basement adds two more bedrooms, a full bath, and rec space. Recent updates include a new roof (2023), furnace (2023), central A/C and a hot water tap in the backyard.



#### **Essential Information**

MLS® # E4428963 Price \$575,000

Bedrooms 5

Bathrooms 3.50

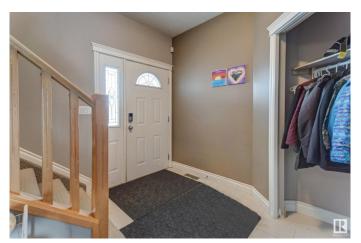
Full Baths 3
Half Baths 1

Square Footage 1,856

Acres 0.00







Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8030 3 Ave
Area Edmonton
Subdivision Ellerslie
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1K6

#### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water

Natural Gas, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Garburator, Refrigerator,

Washer, Window Coverings, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning Zone 53

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