

## **\$540,000 - 8722 5 Avenue, Edmonton**

MLS® #E4434013

**\$540,000**

3 Bedroom, 3.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

This south-facing exquisite home, nestled in a quiet CUL-DE-SAC, offers 3 bedrooms, 3.5 baths, and a FULLY FINISHED basement. The main floor features a spacious living/dining area, 2-pc bath, laundry, and a FULLY RENOVATED KITCHEN (2021) with new cabinetry, new countertops, modern s/s appliances, and side pantry. Upstairs boasts a HUGE bonus room with striking feature wall, a primary suite with walk-in closet and ensuite with soaker tub, two more bedrooms, and a 4-pc bath. The finished basement offers a large rec room, 3-pc bath, and ample storage. Upgrades include NEW FURNACE (2023), SHINGLES (2021), A/C (2023), WATER TANK (2022), UPGRADED LIGHTING, new garage door & opener assembly, and garage shelving. The landscaped backyard offers a serene retreat with a deck, mature trees, shrubs, and vibrant flowers. Ideally located near playgrounds, transit, Ellerslie Primary, shopping plazas, South Edmonton Common, and major routes like Anthony Henday. Upgraded dream home in a prime locationâ€™donâ€™t miss it.

Built in 2002

### **Essential Information**

MLS® # E4434013

Price \$540,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,752                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8722 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1E2       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 18            |
| Zoning         | Zone 53       |

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Listing information last updated on May 20th, 2025 at 4:02am MDT