

## \$549,900 - 6123 5 Avenue, Edmonton

MLS® #E4454805

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully updated 2-storey home offering 2500 sq ft on three levels. A fully furnished, self-contained in-LAW suite in the finished lower level. With 3+1 bedrooms & 3.5 baths, this home blends comfort, style, & versatility. The basement features a LARGE 1 bedroom, Living Rm, Dining, Bath & complete kitchen, ideal for extended family, guests, or entertaining. Professionally painted & cleaned, it's move-in ready. Recent upgrades include a new roof (2024), furnace & hot water tank (2016) & a modern garage door opener with camera & remote (2023). Step outside to your private retreat—an oversized south-facing deck w/ a screened gazebo, overlooking beautifully landscaped perennial gardens designed for low maintenance. With a gas BBQ hookup, it's the perfect setting for summer gatherings. Situated in a welcoming neighbourhood w/ convenient transit access, minutes from schools, shopping, dining, major highways, & only 15 minutes to the airport, this home offers effortless living & entertaining.

Built in 2008

### Essential Information

MLS® # E4454805

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,783                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6123 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E8       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dryer, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Glass Door                                                                                                                              |
| Stories           | 3                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                      |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 53           |

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Listing information last updated on September 7th, 2025 at 8:02am MDT