

## \$634,900 - 5168 2 Avenue, Edmonton

MLS® #E4429680

**\$634,900**

5 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

RARE WALKOUT in Charlesworth with DOUBLE KITCHEN! This gorgeous FULLY FINISHED 5 bed + den, 3.5 bath home offers unmatched space, versatility & value on a massive pie-shaped lot! The main floor features a bright living room with gas fireplace, private den, and a sunny dining area off the stylish kitchen with NEW stainless-steel appliances. Step onto the full-width balcony and enjoy expansive views of your fenced yard below. Upstairs boasts a huge bonus room, 2 bedrooms, full bath, and a spacious primary retreat with walk-in closet, 4-pc ensuite, and stunning Downtown views! The freshly finished walkout basement includes a SECOND KITCHEN, living room, 2 beds, full bath, laundry—ideal for extended family or suite potential. Enjoy fresh paint, newer rich hardwood floors, NEW hot water tank, Central A/C, large deck w/stairs, concrete patio, and shed. Double attached garage. PRIME location near schools, shopping, playgrounds, Walmart, Superstore & Anthony Henday. A true GEM—move-in ready and packed with value!

Built in 2011

### Essential Information

MLS® # E4429680

Price \$634,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5168 2 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0R4       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Patio, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Public Transportation, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 53         |

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Listing information last updated on June 16th, 2025 at 12:47pm MDT