

## \$545,000 - 7804 5 Avenue, Edmonton

MLS® #E4449887

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Fabulous location for this spacious bi-level tucked away in Ellerslie in a dead end cul-de-sac. Backing and siding onto green space and trees, this family friendly home is ready for it's next chapter. The great room has lots of windows and vaulted ceilings to let in an enormous amount of natural light and offer fantastic views. The main level also has a bedroom and full bath. The primary suite can accommodate your king sized bed and all your pieces comfortably. The walk in closet has a window and the ensuite has a separate shower and tub with a private water closet. Downstairs is another bedroom, full bath and open den area which could easily be converted into a 4th bedroom. Cozy up to the corner gas fireplace. NO CARPET anywhere in the house, great for allergies or pets. Really well maintained. Freshly painted and furnace and ducts just cleaned. OVERSIZED double garage with epoxy flooring. Composite deck and low maintenance yard. Great access to shopping and sports facilities. Start packing!

Built in 2006

### Essential Information

MLS® # E4449887

Price \$545,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7804 5 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A1

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 26th, 2025
Days on Market	4
Zoning	Zone 53

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Listing information last updated on July 29th, 2025 at 10:47pm MDT