

## \$450,000 - 3606 8 Avenue, Edmonton

MLS® #E4449123

**\$450,000**

4 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**UPGRADES GALORE. NO CONDO FEES.**

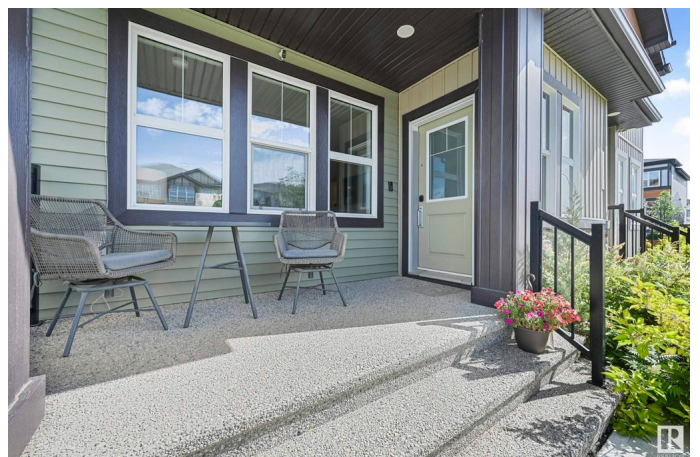
This spacious half duplex by Alquinn Homes offers a move-in-ready duplex with style and space to spare! Enjoy over 1,900 sq ft of total living space, including a professionally developed basement with soaring 9' ceilings, abonus a rec room, bedroom, and full bath—perfect for guests, teens, or a home gym. The main floor features 9â€™™ ceilings, high-end laminate floors, a sleek kitchen with CAMBRIA quartz counters, stainless steel appliances, island seating. The whole living area is enveloped in light from large windows. Functional mudroom-style entries include built-in cubbies, and the spacious dining nook opens to a deck, low-maintenance yard, and double detached garage. Upstairs: a bright primary suite with walk-in closet & ensuite, plus 2 more bedrooms and a second full bath. With triple-pane windows, HRV, high-efficiency furnace and more. PLUS a short walk to shopping, playgrounds, dog parks and greenspaces, this one checks all the boxes. Modern, finished, and fabulous .

Built in 2017

### Essential Information

MLS® # E4449123

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,425         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3606 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2G6       |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Front Porch, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Detached                                             |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 53         |
| HOA Fees       | 200             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT