

Courtesy Of Mary Bark Of RE/MAX River City

\$450,000 - 3606 8 Avenue, Edmonton

MLS® #E4447247

\$450,000

4 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

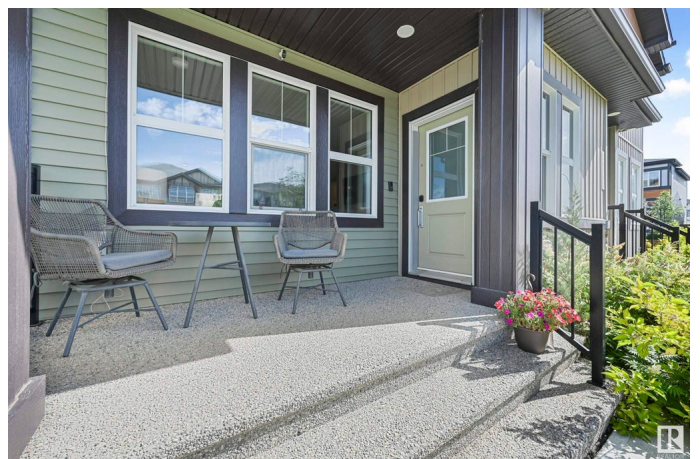
NO CONDO FEES and CLOSE TO ALL AMENITIES. The Cassidy floorplan by Alquinn Homes offers a move-in-ready duplex with style and space to spare! Enjoy over 1,900 sq ft of total living space, including a professionally developed basement with soaring 9' ceilings, a rec room, bedroom, and full bath—perfect for guests, teens, or a home gym. The main floor features 9'™ 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® # E4447247

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
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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 11th, 2025
Days on Market	6
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on July 17th, 2025 at 8:17am MDT