

## \$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

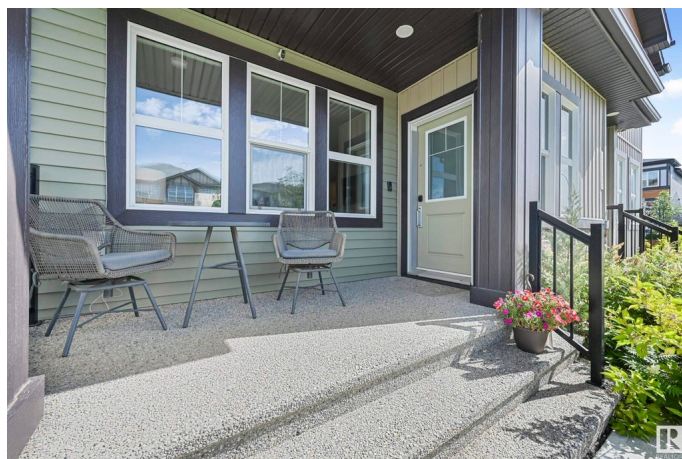
NO CONDO FEES and CLOSE TO ALL AMENITIES. The Cassidy floorplan by Alquinn Homes offers a move-in-ready duplex with style and space to spare! Enjoy over 1,900 sq ft of total living space, including a professionally developed basement with soaring 9' ceilings, a rec room, bedroom, and full bath—perfect 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	1
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on July 12th, 2025 at 9:31am MDT