# \$660,000 - 8403 5 Avenue, Edmonton

MLS® #E4435945

## \$660,000

4 Bedroom, 3.50 Bathroom, 2,094 sqft Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Very rare property has come on to the market! Large 2 story walk-out backing onto one of the nicest ponds in South Edmonton!! Location location location, 5 mins to South Edmonton Common and the Anthony Henday. All shopping within a few mins. Private cul-e-sac HUGE lot (609.2 meters- 6557.37 sq ft). School, parks, playgrounds and shopping can be walked to. Large open concept kitchen and dining room overlooking a very serene private view. Watch the ducks and song birds from your dinning room table and decks. 4 large bedrooms, 4 bathrooms and a separate entrance to the basement make this home potentially profitable. New roof & carpet. Tall walls in the bonus room and front foyer give a grand feel to the home. Main floor laundry room and an oversized (22.6 ft x 21.3 ft) garage are convenient just off the kitchen. 2 cozy Gas fireplaces! Primary bedroom has a sitting area, huge walk-in closet and an ensuite with a make-up desk. Quiet neighourhood near all amenities.

Built in 2003

#### **Essential Information**

MLS® # E4435945 Price \$660,000

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 2,094 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 8403 5 Avenue

Area Edmonton
Subdivision Ellerslie
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1H9

## **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Fire Pit, Front Porch, Vaulted Ceiling,

Walkout Basement, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached, Over Sized

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Golf Nearby, Ravine View, Schools,

Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Father Michael M- Sakaw

Middle Kisewatisiwin
High Holy Trinity

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 156

Zoning Zone 53

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