

## \$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 neighbourhood 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	Kisewatsiwin
High	Holy Trinity

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	75
Zoning	Zone 53

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