

# \$409,999 - 6028 3 Avenue, Edmonton

MLS® #E4461425

## \$409,999

2 Bedroom, 2.50 Bathroom, 1,094 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this charming corner-lot home, ideal for first-time home buyers! Upstairs, youâ€™ll find two spacious bedrooms, each with its own ensuite and walk-in closetâ€”offering comfort and privacy for everyone. The main floor features gorgeous hardwood flooring and an open layout that seamlessly connects the living room, kitchen, and dining area, along with a convenient half-bath. The basement includes laundry and partial flooring, ready for your personal finishing touches. Enjoy the double detached garage, abundant natural light from extra windows, and plenty of street parking. Recent upgrades include a hot water tank (3 years) and a microwave hood fan (1 year). Located close to parks, schools, and places of worship, this home offers the perfect balance of comfort, convenience, and value.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461425  |
| Price          | \$409,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,094     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6028 3 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E6       |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached                                                         |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Brick Facing, Mantel                                                                                                                          |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                            |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 9th, 2025

Days on Market                5

Zoning                            Zone 53

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Listing information last updated on October 14th, 2025 at 12:17pm MDT