

## \$575,000 - 8030 3 Ave, Edmonton

MLS® #E4428963

### \$575,000

5 Bedroom, 3.50 Bathroom, 1,856 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Tucked into the quiet Ellerslie cul-de-sac, this 5-bedroom, 3.5-bath home with over 2500 sqft of total living space offers a functional layout and a backyard that spans over 7000 sqft! The massive pie-shaped lot features a large deck, hot tub, fire pit, and beautiful fruit trees and shrubs, creating an outdoor retreat. The open-concept main floor features a bright living room with gas fireplace, a spacious kitchen, and connected dining and family areas—ideal for everyday living. Upstairs includes a bonus room and 3 bedrooms, including a large primary with walk-in closet and ensuite. The fully finished basement adds two more bedrooms, a full bath, and rec space. Recent updates include a new roof (2023), furnace (2023), central A/C and a hot water tap in the backyard.

Built in 2005

### Essential Information

MLS® #	E4428963
Price	\$575,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.00



Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8030 3 Ave
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1K6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Natural Gas, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      15

Zoning                 Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 8:17am MDT