

# \$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 1

Zoning Zone 53

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Listing information last updated on April 4th, 2025 at 7:17pm MDT