

## \$545,000 - 7804 5 Avenue, Edmonton

MLS® #E4449887

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Fabulous location for this spacious bi-level tucked away in Ellerslie in a dead end cul-de-sac. Backing and siding onto green space and trees, this family friendly home is ready for it's next chapter. The great room has lots of windows and vaulted ceilings to let in an enormous amount of natural light and offer fantastic views. The main level also has a bedroom and full bath. The primary suite can accommodate your king sized bed and all your pieces comfortably. The walk in closet has a window and the ensuite has a separate shower and tub with a private water closet. Downstairs is another bedroom, full bath and open den area which could easily be converted into a 4th bedroom. Cozy up to the corner gas fireplace. NO CARPET anywhere in the house, great for allergies or pets. Really well maintained. Freshly painted and furnace and ducts just cleaned. OVERSIZED double garage with epoxy flooring. Composite deck and low maintenance yard. Great access to shopping and sports facilities. Start packing!

Built in 2006

### Essential Information

MLS® # E4449887

Price \$545,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,543                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7804 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0A1       |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                 |
| Parking        | Double Garage Attached, Over Sized                                                                                                                                |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Corner                                                                                               |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 53         |

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Listing information last updated on August 3rd, 2025 at 1:32am MDT