# \$265,000 - 17 6520 2 Avenue, Edmonton

MLS® #E4418885

#### \$265,000

3 Bedroom, 1.00 Bathroom, 958 sqft Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this bright and spacious 3-bedroom condo in Charlesworth. Enjoy the convenience of a single attached garage, providing direct access to your home and extra storage space. The private deck offers a peaceful outdoor retreat, perfect for morning coffee or evening relaxation. With low condo fees and proximity to all major amenities including shopping, schools, parks, and transit, this home offers the best of both convenience and value. Boasting 9-foot ceilings and an open-concept design, this home offers both style and comfort. The well-appointed kitchen flows into the living and dining areas, creating a perfect space for entertaining or relaxing.



#### **Essential Information**

MLS® # E4418885 Price \$265,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Year Built

Square Footage 958

Acres 0.00

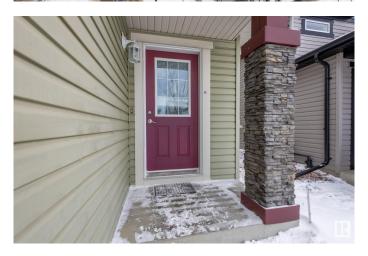
Type Condo / Townhouse

2013

Sub-Type Carriage







Style Bungalow

Status Active

## **Community Information**

Address 17 6520 2 Avenue

Area Edmonton

Subdivision Charlesworth

City Edmonton

County ALBERTA

Province AB

Postal Code T6X 1X4

#### **Amenities**

Amenities Deck, Parking-Visitor, Vinyl Windows

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features No Back Lane, No Through Road, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Ellerslie Campus School

#### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 81

Zoning Zone 53

### Condo Fee \$285

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 13th, 2025 at 8:32pm MDT