

## \$200,000 - 95 604 62 Street, Edmonton

MLS® #E4446224

**\$200,000**

2 Bedroom, 1.00 Bathroom, 903 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this bright and spacious top-floor carriage-style townhouse in the heart of the sought-after Charlesworth community! Enjoy the convenience of parking right at your doorstep and entering into a beautifully designed open-concept living space. Upstairs, youâ€™re greeted by soaring vaulted ceilings in the living room and extra windows that flood the space with natural light. The modern kitchen features sleek stainless appliances, a generous island for prep or casual dining, and an adjacent dining area perfect for hosting guests. Down the hall, youâ€™ll find in-suite laundry with a stacked washer and dryer, a spacious primary bedroom, a second bedroom ideal for guests or a home office, and a well-appointed 4-piece bathroom. Enjoy easy access to ETS, shopping, schools, golf courses, & scenic walking trails just steps from your front door. Whether youâ€™re a first-time buyer, downsizing, or investing it checks all the boxes. This home is a must see today!

Built in 2008

### Essential Information

MLS® #	E4446224
Price	\$200,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	903
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	95 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight, Vaulted Ceiling
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Water
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025  
Days on Market                1  
Zoning                              Zone 53  
Condo Fee                        \$310

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