

## \$255,000 - 15 6520 2 Avenue, Edmonton

---

MLS® #E4449819

**\$255,000**

2 Bedroom, 0.50 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Whether you're a first-time homebuyer or an investor, this property is a fantastic opportunity to own in one of Edmonton's growing and desirable neighborhoods. Welcome to this beautiful bungalow-style unit in the sought-after Charlesworth community, offering the perfect blend of comfort and convenience. Located close to all shopping centres, with quick access to Anthony Henday, the airport, and just minutes walk to the temple, this home puts everything you need at your fingertips. Inside, you'll find a bright and inviting living room, a functional kitchen with plenty of storage, two cozy bedrooms, a full bathroom, and convenient in-suite laundry. The attached single garage adds year-round convenience, making this home ideal for both comfort and practicality.



Built in 2013

### Essential Information

MLS® #	E4449819
Price	\$255,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	1,034
Acres	0.00
Year Built	2013

Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	15 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 53
Condo Fee	\$300

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 July 27th, 2025 at 7:47am MDT