# \$225,000 - 15 6520 2 Avenue, Edmonton

MLS® #E4449819

### \$225,000

2 Bedroom, 1.00 Bathroom, 980 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 \$225,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 980

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 97

Zoning Zone 53

Condo Fee \$293

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