

Courtesy Of Jodie M Allen Of NOW Real Estate Group

## \$299,900 - 4 6520 2 Avenue, Edmonton

MLS® #E4427155

**\$299,900**

2 Bedroom, 2.00 Bathroom, 956 sqft  
Condo / Townhouse on 0.00 Acres

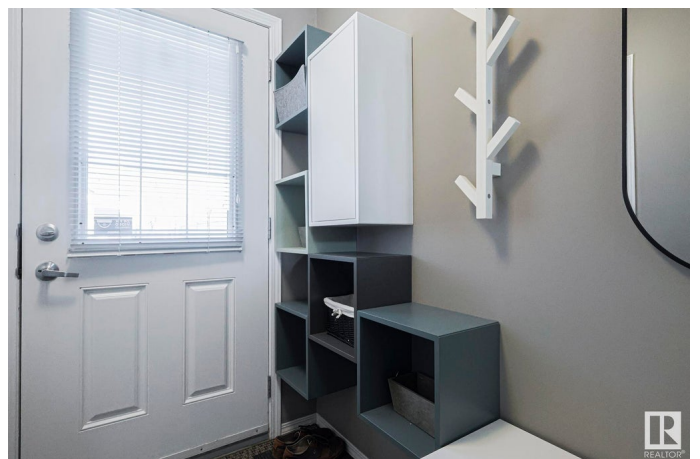
Charlesworth, Edmonton, AB

The Edge in Ellerslie! This half duplex, single level bungalow condo offers pond views from the upper balcony and so much more! Perfectly situated in Charlesworth near all amenities, this 2 bedroom, 2 bathroom home features brand new vinyl plank flooring throughout, neutral paint, and neutral carpeting in the generously sized bedrooms. The primary bedroom hosts great closet space & a 4 piece ensuite. Bedroom 2 is located next to the main bathroom which includes a built in cabinet for extra storage. A perfectly planned great room style floorplan, open & bright, with a large living room, dining space & kitchen with plenty of cabinets & counter space, pantry, & upgraded s/s appliances. Laundry room offers extra storage space & new washer & dryer. Central A/C! Single attached, insulated garage with attic storage. Spacious balcony & loads of outdoor space. Condo fee is \$286.38, includes snow removal, lawn care, + more. A beautifully maintained, quiet condominium community. Pets are welcome w/board approval.

Built in 2013

### Essential Information

MLS® #	E4427155
Price	\$299,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	12
Zoning	Zone 53
Condo Fee	\$286

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Listing information last updated on April 4th, 2025 at 10:47pm MDT