

## \$195,000 - 30 604 62 Street, Edmonton

MLS® #E4431889

**\$195,000**

2 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Adorable top floor carriage home in the community of Charlesworth. This 2 bedroom home has an open concept main living area and vaulted ceilings. The spacious kitchen comes complete with stainless steel appliances, pantry, island with breakfast bar, and plenty of cupboard space. There is dark laminate flooring in the main living space and carpet in the bedrooms. The neutral colors throughout will complement all design styles. From the living room, the double patio doors lead out to a west facing balcony with a lovely view of the wetland area. There is a stackable washer and dryer and a storage room. Your parking spot is right out front. Easy access to Anthony Henday, shopping, and Ellerslie Campus School. Move in and enjoy!

Built in 2009

### Essential Information

MLS® #	E4431889
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	849
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	30 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0K4

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Vaulted Ceiling
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, 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	April 18th, 2025
Days on Market	12
Zoning	Zone 53
Condo Fee	\$316

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