

## \$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 | 92              |
| Zoning         | Zone 53         |
| Condo Fee      | \$293           |

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