

**\$265,000 - 17 6520 2 Avenue, Edmonton**

MLS® #E4418885

**\$265,000**

3 Bedroom, 1.00 Bathroom, 958 sqft  
Condo / Townhouse on 0.00 Acres

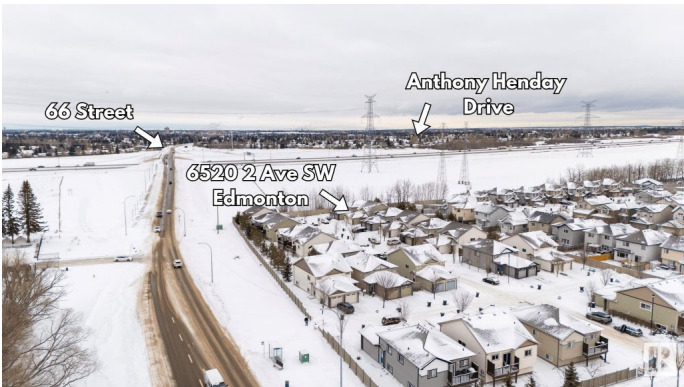
Charlesworth, Edmonton, AB

Welcome to this bright and spacious 3-bedroom condo in Charlesworth. Enjoy the convenience of a single attached garage, providing direct access to your home and extra storage space. The private deck offers a peaceful outdoor retreat, perfect for morning coffee or evening relaxation. With low condo fees and proximity to all major amenities including shopping, schools, parks, and transit, this home offers the best of both convenience and value. Boasting 9-foot ceilings and an open-concept design, this home offers both style and comfort. The well-appointed kitchen flows into the living and dining areas, creating a perfect space for entertaining or relaxing.

Built in 2013

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4418885          |
| Price          | \$265,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 958               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1X4          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Deck, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus School |
|------------|-------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 87                 |
| Zoning         | Zone 53            |

Condo Fee                \$285

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Listing information last updated on April 19th, 2025 at 6:17am MDT