

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

MLS® #E4431893

**\$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® #	E4431893
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	Half Duplex



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
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### Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 53

Condo Fee                    \$285

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