

## \$205,000 - 18 604 62 Street, Edmonton

MLS® #E4438391

**\$205,000**

2 Bedroom, 1.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

TOP FLOOR UNIT with a fantastic LAKE VIEWS!! Welcome to this lovely TWO bedrooms TOP FLOOR condo unit in Charlesworth. This unit has one of the larger floor plans in the complex with one of the best locations with VIEWS of the LAKE & PARK. This unit boasts an open room concept with a soaring & airy VAULTED CEILINGS with upgraded vinyl plank flooring throughout. Spacious south facing living room is perfect for your entertainment with a patio door leading to the balcony. The kitchen has loads of maple cabinets, a kitchen island with an eat-in bar, corner pantry, & a separate dining area. TWO good sized bedrooms - This both with views of the lake! A 4pc main bath, In-suite laundry, a storage room & a surface parking stall right out your front door (#18). Steps to walking trails, the lake & park, bus stops, schools & shopping.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438391  |
| Price          | \$205,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 935       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2009              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bungalow          |
| Status     | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall   |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 23             |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$312   |

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Listing information last updated on June 16th, 2025 at 10:17am MDT