

## \$200,000 - 62 604 62 Street, Edmonton

MLS® #E4435132

**\$200,000**

2 Bedroom, 1.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this top floor carriage style townhouse, located in the heart of the Charlesworth Community. Park your car right in front of the door and make your way inside. Once up the stairs you will find a very open Kitchen, dining and living room. The living room has very high vaulted ceilings with extra windows for more natural light, the kitchen comes with all black appliances with a good size island and a good size dining room. Down the hall you will find the in suite laundry with a stackable washer and dryer, the primary bedroom, a second bedroom and 4-piece bathroom. The utility room has your fan coil heating system and Tankless hot water for instant and unlimited hot water. Located close to transit, shopping, schools, golfing, and walking trails just a few steps away from the front door.

Built in 2009

### Essential Information

MLS® #	E4435132
Price	\$200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	879
Acres	0.00



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

### Community Information

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

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Parking-Visitor, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
-------------	---------------

Days on Market	5
Zoning	Zone 53
Condo Fee	\$310

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 6:32am MDT