

## \$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 51  
Zoning Zone 53

Condo Fee            \$285

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 March 14th, 2025 at 12:32pm MDT