

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$229,900 - 30 6520 2 Avenue, Edmonton

MLS® #E4421292

**\$229,900**

2 Bedroom, 1.00 Bathroom, 985 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth where you will find the perfect opportunity to own a bungalow-style duplex with a front single attached garage. This unique one level duplex has a side entrance that leads you to a bungalow style below grade but with the high ceilings & open concept floor that has so much natural light that enters the unit. The 2 good size bedrooms, 4pc bath & low condo fees make this unit a must see. Bonus no need to worry about parking, you have your garage, the driveway, extra stall & ample visitor & street parking. Surrounded by nature & walking trails, walking distance to a school, bus stop, as well as nearby daycare, gas stations, gyms & restaurants, convenience is at your doorstep. Plus, major grocery stores like Superstore, Walmart, and Sobeys are just a short 5-minute drive away. For shopping enthusiasts, South Edmonton Common is just a 10-minute drive, and the airport is less than 20 minutes away. Don't miss out on this incredible opportunity.

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421292  |
| Price    | \$229,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 985               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 30 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1S4          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Storage-In-Suite |
| Parking   | Single Garage Attached                                   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 53             |
| Condo Fee      | \$293               |

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Listing information last updated on April 3rd, 2025 at 12:32am MDT