

\$274,900 - 44 6520 2 Avenue, Edmonton

MLS® #E4423310

\$274,900

3 Bedroom, 1.00 Bathroom, 967 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Step into modern comfort with this beautiful upper-level end unit in The Edge at Ellerslie. Freshly painted, with carpets cleaned and the furnace just serviced, this home is move-in ready. The kitchen boasts exquisite finishes, including stainless steel appliances and granite countertops. Offering 3 spacious bedrooms, 1 full bathroom, it's the perfect space for first-time buyers, small families, or those looking to downsize in style. High ceilings, an abundance of natural light, and sleek vinyl plank flooring throughout create an inviting, open-concept layout. Enjoy a private deck overlooking Ellerslie Heights Pond, and the added convenience of a single attached garage—a rare find in condo living!



Built in 2013

Essential Information

MLS® #	E4423310
Price	\$274,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	967
Acres	0.00
Year Built	2013
Type	Condo / Townhouse

Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	44 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, 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	Airport Nearby, Backs Onto Lake, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 28th, 2025
Days on Market	39
Zoning	Zone 53
Condo Fee	\$286

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