

## \$192,900 - 65 604 62 Street, Edmonton

MLS® #E4450100

**\$192,900**

2 Bedroom, 1.00 Bathroom, 753 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Affordable & Move-In Ready! A well-kept 2-bedroom, 1-bath perfect for first-time home buyers or investors. This cozy unit features an open-concept layout, a functional kitchen with plenty of storage, a bright living area, and convenient in-suite laundry. Both bedrooms are generously sized, and the full 4-piece bath completes the space. Located in a quiet, family-friendly complex with low condo fees and one assigned parking stall. Close to schools, parks, shopping, and public transit. A great opportunity to own in south Edmonton's growing community!

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450100          |
| Price          | \$192,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 753               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 65 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

## Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Crawl Space, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                                                                        |
| Parking        | Stall                                                                                                    |

## Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Microwave Hood Fan, 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, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 53         |
| Condo Fee      | \$312           |

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