

## \$289,900 - 29 6520 2 Avenue, Edmonton

MLS® #E4452066

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome home to this modern single level townhome - a fabulous starter home or investment property. Conveniently located close to schools, parks, restaurants, shopping, LRT connection, Ellerslie Road, and the Anthony Henday making your commute easy. Located at The Edge in Ellerslie - a quiet complex. Enter this lovely home and be impressed by the 9.5" ceilings, open concept with the primary bedroom having a walk in closet and 4pc ensuite. This cozy home. boasts a single attached garage, spacious balcony, in-suite laundry and ample storage. Be impressed by the beautifully landscaped common areas directly across from a pond. Welcome home - just move in and enjoy!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452066          |
| Price          | \$289,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,033             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 29 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6S 1S4          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Cul-De-Sac, Fenced, Flat Site, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |

Condo Fee                \$286



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Listing information last updated on August 16th, 2025 at 2:32am MDT