

## \$299,900 - 16 6520 2 Avenue, Edmonton

MLS® #E4453051

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft  
Condo / Townhouse on 0.00 Acres

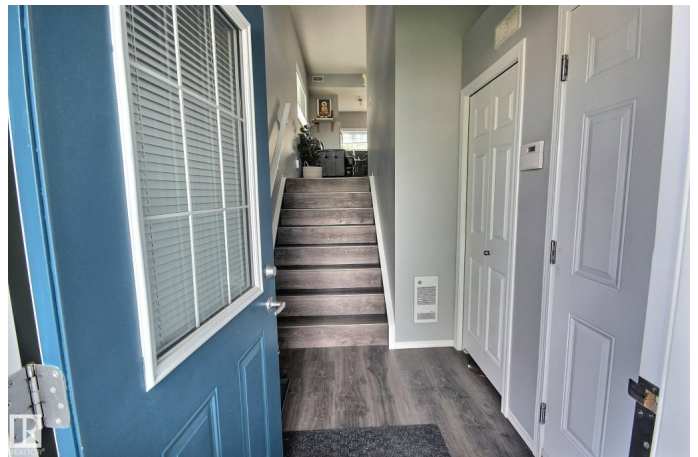
Charlesworth, Edmonton, AB

Upgraded! This impressive home offers everything you want at a price that you can afford! A warm modern decor greets you as you enter this spacious home with 2 bedrooms and 2 FULL bathrooms, open concept living area with luxury vinyl plank flooring throughout, kitchen boasts sleek dark cabinets, GRANITE counter tops, ISLAND with extended eating bar, pantry and upgraded stainless appliances, open to living room with big windows throughout flooding the home in natural light, sliding patio door off the kitchen leading to attached deck with private treed view, primary bedroom with walk in closet and full bathroom with soaker tub and granite counters, secondary bedroom a very good size with big closet, down the hall to mechanical room & linen closet. Oversized, finished, single attached garage completes the package. Close to popular k-9 school, all amenities and major connecting routes.

Built in 2013

### Essential Information

MLS® #	E4453051
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,012
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	16 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Vinyl
Exterior Features	Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$285

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Listing information last updated on August 15th, 2025 at 2:33pm MDT