

## \$195,000 - 30 604 62 Street, Edmonton

MLS® #E4431889

**\$195,000**

2 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

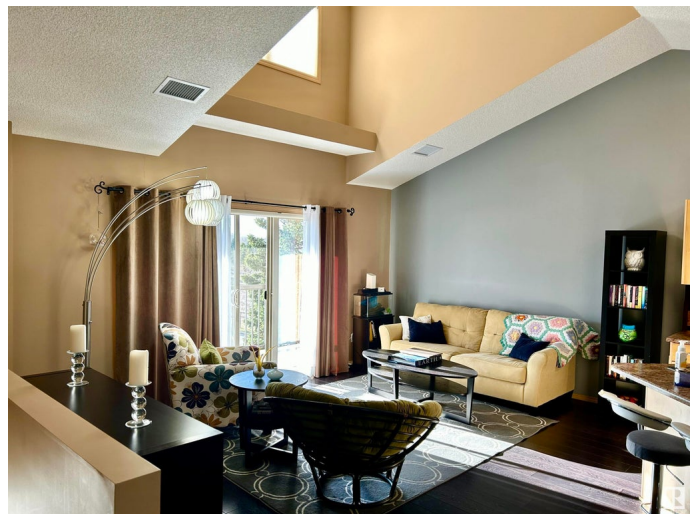
Adorable top floor carriage home in the community of Charlesworth. This 2 bedroom home has an open concept main living area and vaulted ceilings. The spacious kitchen comes complete with stainless steel appliances, pantry, island with breakfast bar, and plenty of cupboard space. There is dark laminate flooring in the main living space and carpet in the bedrooms. The neutral colors throughout will complement all design styles. From the living room, the double patio doors lead out to a west facing balcony with a lovely view of the wetland area. There is a stackable washer and dryer and a storage room. Your parking spot is right out front. Easy access to Anthony Henday, shopping, and Ellerslie Campus School. Move in and enjoy!



Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431889  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 849       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Carriage          |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6K 0K4          |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 53          |
| Condo Fee      | \$316            |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT