

## \$198,800 - 206 5521 7 Avenue, Edmonton

MLS® #E4463482

**\$198,800**

2 Bedroom, 2.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Loads of value in this newer 2 bedroom 2 bathroom condo in Charlesworth! Featuring an open concept main living space with both bedrooms and bathrooms on opposite ends of the unit. All appliances including in suite laundry are included. A sunny west facing balcony overlooking residential and perfectly positioned so your noting even directly facing a house. Low condo fees of \$366 that include heat and water. This unit is complete with one energized surface parking stall. Close to amenities, transit and easy access to the Henday.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463482               |
| Price          | \$198,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 706                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 206 5521 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2A8           |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 53            |
| Condo Fee      | \$367              |

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