# \$200,000 - 95 604 62 Street, Edmonton

MLS® #E4446224

## \$200,000

2 Bedroom, 1.00 Bathroom, 903 sqft Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this bright and spacious top-floor carriage-style townhouse in the heart of the sought-after Charlesworth community! Enjoy the convenience of parking right at your doorstep and entering into a beautifully designed open-concept living space. Upstairs, you're greeted by soaring vaulted ceilings in the living room and extra windows that flood the space with natural light. The modern kitchen features sleek stainless appliances, a generous island for prep or casual dining, and an adjacent dining area perfect for hosting guests. Down the hall, you'll find in-suite laundry with a stacked washer and dryer, a spacious primary bedroom, a second bedroom ideal for guests or a home office, and a well-appointed 4-piece bathroom. Enjoy easy access to ETS, shopping, schools, golf courses, & scenic walking trails just steps from your front door. Whether you're a first-time buyer, downsizing, or investing it checks all the boxes. This home is a must see today!

Built in 2008

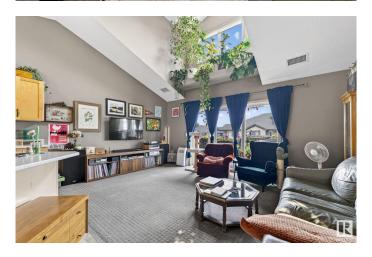
## **Essential Information**

MLS® # E4446224 Price \$200,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 903 Acres 0.00

Year Built 2008

Type Condo / Townhouse

Sub-Type Carriage
Style Bungalow

Status Active

# **Community Information**

Address 95 604 62 Street

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0K4

## **Amenities**

Amenities On Street Parking, Detectors Smoke, No Smoking Home,

Parking-Visitor, Patio, Skylight, Vaulted Ceiling

Parking Spaces 1

Parking Stall

## Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Fan Coil, Water

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape,

No Through Road, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 6th, 2025

Days on Market 5

Zoning Zone 53

Condo Fee \$312

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 4:02am MDT