

## **\$234,900 - 110 5404 7 Avenue, Edmonton**

MLS® #E4448568

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,022 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Step into this bright and impeccably maintained MAIN FLOOR unit in the sought-after Elements at Willowhaven featuring OVER 1000 SQFT. Proudly cared for by the owner, this spacious 2-bedroom, 2-bathroom condo offers 1021 sq ft of thoughtfully designed, open-concept living. At the heart of the home is a modern kitchen with , stainless steel appliances, and plenty of cabinetry perfect for both daily meals and hosting. The living and dining area showcase natural sunlight thanks to the west-facing exposure and flow seamlessly onto a private balcony for added outdoor enjoyment. The primary bedroom offers a beautiful ensuite and generous closet space. A second bedroom and full bathroom are conveniently positioned on the opposite side of the unit, offering excellent privacy for guests or roommates. Additional highlights include in-suite laundry, TWO PARKING STALLS including one underground and one surface stall. Situated in the vibrant community of Charlesworth. Located close to shopping and all amenities

Built in 2018

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4448568  |
| Price  | \$234,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,022                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 110 5404 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 2K4           |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Heated, Parkade, Underground                                               |

### Interior

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

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | See Remarks        |
| Construction | Wood, Stone, Vinyl |
| Foundation   | See Remarks        |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Ellerslie Campus Shool |
| Middle     | Ellerslie Campus Shool |
| High       | Elder Dr Francis       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 53         |
| Condo Fee      | \$547           |

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Listing information last updated on August 2nd, 2025 at 1:32am MDT