

## \$289,900 - 29 6520 2 Avenue, Edmonton

MLS® #E4452066

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome home to this modern single level townhome - a fabulous starter home or investment property. Conveniently located close to schools, parks, restaurants, shopping, LRT connection, Ellerslie Road, and the Anthony Henday making your commute easy. Located at The Edge in Ellerslie - a quiet complex. Enter this lovely home and be impressed by the 9.5" ceilings, open concept with the primary bedroom having a walk in closet and 4pc ensuite. This cozy home. boasts a single attached garage, spacious balcony, in-suite laundry and ample storage. Be impressed by the beautifully landscaped common areas directly across from a pond. Welcome home - just move in and enjoy!

Built in 2014

### Essential Information

MLS® #	E4452066
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2014
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	29 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6S 1S4

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	Zone 53

Condo Fee

\$286



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