

## \$299,900 - 16 6520 2 Avenue, Edmonton

MLS® #E4453051

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,006 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Upgraded! This impressive home offers everything you want at a price that you can afford! A warm modern decor greets you as you enter this spacious home with 2 bedrooms and 2 FULL bathrooms, open concept living area with luxury vinyl plank flooring throughout, kitchen boasts sleek dark cabinets, GRANITE counter tops, ISLAND with extended eating bar, pantry and upgraded stainless appliances, open to living room with big windows throughout flooding the home in natural light, sliding patio door off the kitchen leading to attached deck with private treed view, primary bedroom with walk in closet and full bathroom with soaker tub and granite counters, secondary bedroom a very good size with big closet, down the hall to mechanical room & linen closet. Oversized, finished, single attached garage completes the package. Close to popular k-9 school, all amenities and major connecting routes.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453051  |
| Price      | \$299,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,006             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1S4          |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 3                                                    |
| Parking        | Single Garage Attached                               |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave 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, Vinyl                                     |
| Exterior Features | Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus School    |
| Middle     | Ellerslie Campus School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 53           |
| Condo Fee      | \$285             |

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Listing information last updated on September 19th, 2025 at 12:32pm MDT