

## \$189,800 - 60 604 62 Street, Edmonton

MLS® #E4443619

**\$189,800**

2 Bedroom, 1.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth! Welcome to this spacious stacked CORNER CONDO UNIT offering over 812 sq. ft. of smartly designed living space. Ideal for first-time homebuyers or savvy investors, this home combines comfort, convenience & value in one great package. Inside, you'll find 2 generously sized bedrooms & a full bathroom, all part of an open-concept layout that maximizes space & functionality. The large living and dining areas are perfect for both entertaining guests & relaxing at home! Step into a thoughtfully designed kitchen that combines style & practicality. Featuring an L-shaped layout w/ tons of storage this space is equipped with all the essential appliances, including a stove, refrigerator, dishwasher, and microwave—perfect for everyday cooking and meal prep! Step outside and enjoy the unbeatable location—just steps from all amenities- SCENIC WALKING TRAILS, restaurants, shopping and transportation!

Built in 2009

### Essential Information

MLS® #	E4443619
Price	\$189,800
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	813
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	60 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sakaw Elementary School
Middle	Ellerslie Campus School
High	J. Percy Page School

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	6
Zoning	Zone 53
Condo Fee	\$313

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