

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$229,900 - 30 6520 2 Avenue, Edmonton

MLS® #E4421292

### \$229,900

2 Bedroom, 1.00 Bathroom, 985 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth where you will find the perfect opportunity to own a bungalow-style duplex with a front single attached garage. This unique one level duplex has a side entrance that leads you to a bungalow style below grade but with the high ceilings & open concept floor that has so much natural light that enters the unit. The 2 good size bedrooms, 4pc bath & low condo fees make this unit a must see. Bonus no need to worry about parking, you have your garage, the driveway, extra stall & ample visitor & street parking. Surrounded by nature & walking trails, walking distance to a school, bus stop, as well as nearby daycare, gas stations, gyms & restaurants, convenience is at your doorstep. Plus, major grocery stores like Superstore, Walmart, and Sobeys are just a short 5-minute drive away. For shopping enthusiasts, South Edmonton Common is just a 10-minute drive, and the airport is less than 20 minutes away. Don't miss out on this incredible opportunity.

Built in 2014

### Essential Information

MLS® #	E4421292
Price	\$229,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	30 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, Storage-In-Suite
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	52
Zoning	Zone 53
Condo Fee	\$293

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 April 5th, 2025 at 7:47pm MDT