

Courtesy Of Steve W Leddy Of RE/MAX Elite

## **\$189,900 - 2 604 62 Street, Edmonton**

MLS® #E4438054

**\$189,900**

1 Bedroom, 1.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

**MOVE IN READY!** Welcome home to the **TOP/CORNER UNIT** in Copperstone II , located in Charlesworth. Conveniently located close to amenities, road access, parks, schools, shopping, lakes, trails and more.. It's easy to insert **YOUR** life **HERE!** Step inside to a tiled/heated main landing area, then head up to the main living area and prepare to be amazed. Main living room is **IDEAL** and comes w/an abundance of **NATURAL LIGHT** that fills the space through large windows + vaulted ceilings. Kitchen & dining space are **OPEN** and **INVITING** w/tons of different layout configurations possible + **SS** appliances, maple cabinetry, tile backsplash and overlooks the common grounds! Master bedroom is a **GREAT** size + easily large enough for king bed, bed stands and furniture. Den is perfect for your next home office, flex room or nerd cave! 4 pc bathroom w/stackable washer/dryer, storage in-suite, and **CHOICE** balcony overlooking trees completes this property. Ideal for the first time buyer, investor and down-sizer alike. See it today!

Built in 2008

### **Essential Information**

MLS® # E4438054

Price \$189,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	2 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Not Fenced, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	15
Zoning	Zone 53
Condo Fee	\$312

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 June 6th, 2025 at 10:32pm MDT