

## \$225,000 - 22 6520 2 Avenue, Edmonton

MLS® #E4461717

**\$225,000**

2 Bedroom, 1.00 Bathroom, 965 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Charming bungalow-style 2 bed half-duplex tucked away in a quiet cul-de-sac in Charlesworth/Ellerslie! Ideal for first-time buyers or investors, this bright and inviting home offers a comfortable living room, a functional kitchen with plenty of storage and stainless steel appliances, plus two bedrooms, a full bath, and in-suite laundry. You™ll love the attached single garage for the upcoming winter, excellent storage throughout, and low condo fees that include snow removal. Extremely well-managed complex located within walking distance to schools and daycares, and just minutes from shopping, restaurants, parks, and quick access to Anthony Henday Drive. This home is pre-inspected for your peace of mind and guaranteed clean on possession day – visit REALTOR® site for details!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461717  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 965       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2013              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1S4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| 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, Stone, Vinyl                                                                                         |
| Exterior Features | Cul-De-Sac, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus School |
| Middle     | Ellerslie Campus School |

High

J. Percy Page School

Additional Information

Date Listed

October 10th, 2025

Days on Market

23

Zoning

Zone 53

Condo Fee

\$293

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