

## \$205,000 - 604 62 Street, Edmonton

MLS® #E4438391

**\$205,000**

2 Bedroom, 1.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

TOP FLOOR UNIT with a fantastic LAKE VIEWS!! Welcome to this lovely TWO bedrooms TOP FLOOR condo unit in Charlesworth. This unit has one of the larger floor plans in the complex with one of the best locations with VIEWS of the LAKE & PARK. This unit boasts an open room concept with a soaring & airy VAULTED CEILINGS with upgraded vinyl plank flooring throughout. Spacious south facing living room is perfect for your entertainment with a patio door leading to the balcony. The kitchen has loads of maple cabinets, a kitchen island with an eat-in bar, corner pantry, & a separate dining area. TWO good sized bedrooms - This both with views of the lake! A 4pc main bath, In-suite laundry, a storage room & a surface parking stall right out your front door (#18). Steps to walking trails, the lake & park, bus stops, schools & shopping.

Built in 2009

### Essential Information

MLS® #	E4438391
Price	\$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	935



Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	23

Zoning	Zone 53
Condo Fee	\$312

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Listing information last updated on June 15th, 2025 at 10:17pm MDT