

Courtesy Of Terri J Rosin Of Royal LePage Prestige Realty

\$229,900 - 39 6520 2 Avenue, Edmonton

MLS® #E4426091

\$229,900

2 Bedroom, 1.00 Bathroom, 1,010 sqft
Condo / Townhouse on 0.00 Acres

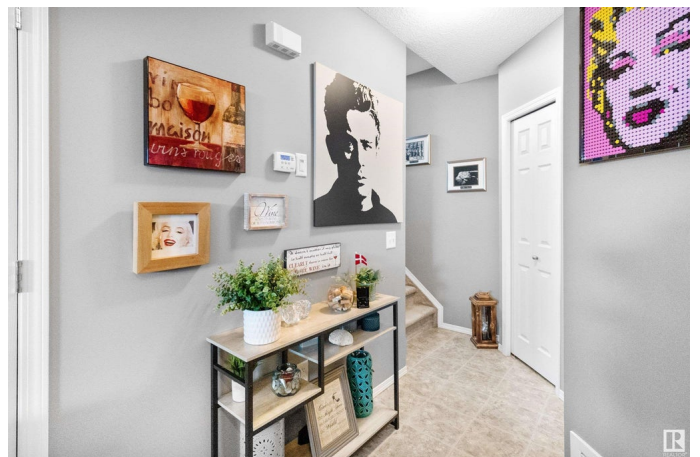
Charlesworth, Edmonton, AB

Discover the charm of this absolutely adorable half duplex in Charlesworth, located at The Edge in Ellerslie. This spectacular lower unit features 2 cozy bedrooms and a modern 4-piece bath, making it perfect for comfortable living. The open-concept layout is enhanced by elegant granite countertops and an inviting island in the kitchen, perfect for entertaining or casual dining. As an end unit, it offers added privacy and a delightful lawn area to enjoy the outdoors. With a single attached garage, convenience is at your fingertips. This property is ideally situated for easy access to Southside activities and quick routes to the Henday, making commuting a breeze. Whether you're a first-time buyer or looking to downsize, this charming duplex is a fantastic opportunity you won't want to miss!

Built in 2013

Essential Information

MLS® #	E4426091
Price	\$229,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,010
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	39 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 17th, 2025
Days on Market	16
Zoning	Zone 53

Condo Fee \$293

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Listing information last updated on April 2nd, 2025 at 10:02am MDT