

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

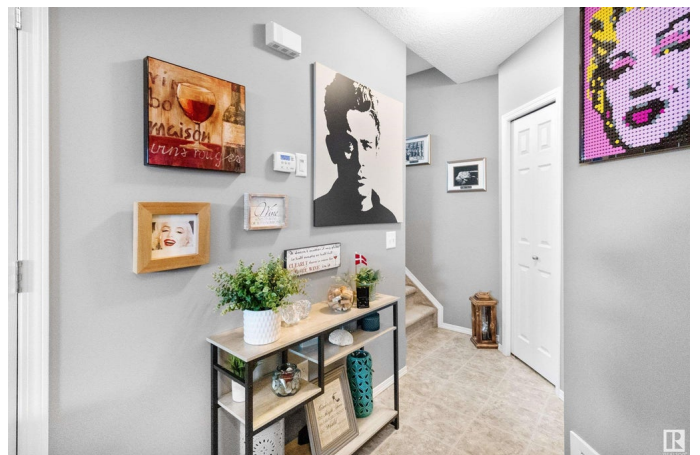
Charlesworth, Edmonton, AB

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	22
Zoning	Zone 53

Condo Fee            \$293

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Listing information last updated on April 8th, 2025 at 8:17pm MDT