

## \$274,900 - 44 6520 2 Avenue, Edmonton

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MLS® #E4423310

### \$274,900

3 Bedroom, 1.00 Bathroom, 967 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Step into modern comfort with this beautiful upper-level end unit in The Edge at Ellerslie. Freshly painted, with carpets cleaned and the furnace just serviced, this home is move-in ready. The kitchen boasts exquisite finishes, including stainless steel appliances and granite countertops. Offering 3 spacious bedrooms, 1 full bathroom, it's the perfect space for first-time buyers, small families, or those looking to downsize in style. High ceilings, an abundance of natural light, and sleek vinyl plank flooring throughout create an inviting, open-concept layout. Enjoy a private deck overlooking Ellerslie Heights Pond, and the added convenience of a single attached garage—a rare find in condo living!



Built in 2013

### Essential Information

MLS® #	E4423310
Price	\$274,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	967
Acres	0.00
Year Built	2013
Type	Condo / Townhouse

Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	44 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 28th, 2025
Days on Market	39
Zoning	Zone 53
Condo Fee	\$286

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