

## \$200,000 - 95 604 62 Street, Edmonton

MLS® #E4446224

**\$200,000**

2 Bedroom, 1.00 Bathroom, 903 sqft

Condo / Townhouse on 0.00 Acres

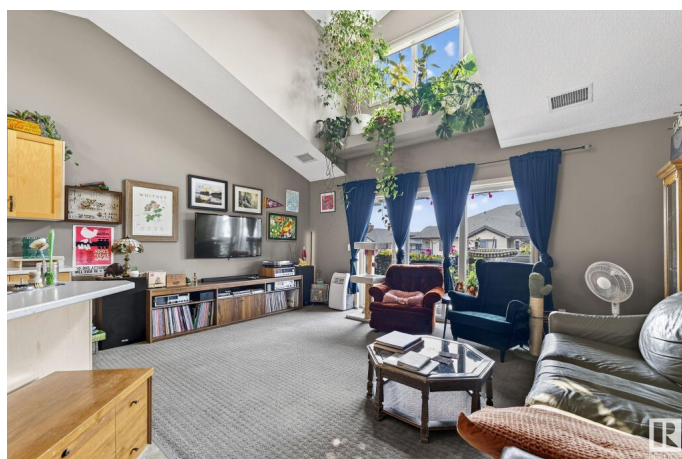
Charlesworth, Edmonton, AB

Welcome to this bright and spacious top-floor carriage-style townhouse in the heart of the sought-after Charlesworth community! Enjoy the convenience of parking right at your doorstep and entering into a beautifully designed open-concept living space. Upstairs, you're greeted by soaring vaulted ceilings in the living room and extra windows that flood the space with natural light. The modern kitchen features sleek stainless appliances, a generous island for prep or casual dining, and an adjacent dining area perfect for hosting guests. Down the hall, you'll find in-suite laundry with a stacked washer and dryer, a spacious primary bedroom, a second bedroom ideal for guests or a home office, and a well-appointed 4-piece bathroom. Enjoy easy access to ETS, shopping, schools, golf courses, & scenic walking trails just steps from your front door. Whether you're a first-time buyer, downsizing, or investing it checks all the boxes. This home is a must see today!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446224  |
| Price     | \$200,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 903               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 95 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight, Vaulted Ceiling |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Water  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025  
Days on Market                8  
Zoning                              Zone 53  
Condo Fee                        \$312

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