

## \$189,900 - 85 604 62 Street, Edmonton

MLS® #E4442040

**\$189,900**

2 Bedroom, 1.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Start fresh in this bright and spacious 2-bedroom, 1-bath bungalow-style condo in the sought-after community of Charlesworth. This well-maintained unit offers a functional open-concept layout with a large living area, dedicated dining space, and a stylish kitchen featuring black appliances, maple cabinetry, and a walk-in pantry. Natural light floods the space through oversized windows, while the generous bedroom includes dual closets and easy access to the 4-piece bath. You'll appreciate the convenience of in-suite laundry, dedicated storage, and 2 exterior parking stalls. A private entrance and front patio enhance everyday comfort. Perfect for first-time buyers, investors, or downsizers. Located close to schools, parks, shopping, and major roadways—this home offers a low-maintenance lifestyle in a vibrant and connected neighborhood.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442040  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 812       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 85 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Extra, Parking-Visitor, Storage-In-Suite, Television Connection |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, 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, Stone, Stucco, Vinyl   |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus School |
|------------|-------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Ellerslie Campus School    |
| High   | Elder Dr. Francis Whiskeyj |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 53         |
| Condo Fee      | \$340           |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT