

## \$239,900 - 42 6520 2 Avenue, Edmonton

MLS® #E4431470

**\$239,900**

2 Bedroom, 1.00 Bathroom, 945 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Stylish, Affordable & Move-In Ready! This beautifully renovated half duplex in the vibrant community of Charlesworth offers a bright, open-concept layout that's perfect for both everyday living and entertaining. Enjoy brand new laminate flooring throughout, fresh paint, modern baseboards, and updated lighting that elevate the entire space. The functional kitchen features warm cabinetry and ample counter space. Upstairs, you'll find a spacious primary bedroom, a generously sized second bedroom, a full bathroom, and the convenience of upper-floor laundry and storage. Large windows bring in plenty of natural light, and the attached garage adds everyday ease. LOW CONDO FEES and a budget-friendly price point make this home a smart choice for first-time buyers or investors. Ideally located close to schools, parks, and all amenities.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431470  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 945       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2013              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 42 6520 2 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1S4          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$293   |

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Listing information last updated on April 19th, 2025 at 11:47am MDT