

# \$198,800 - 60 604 62 Street, Edmonton

MLS® #E4430990

**\$198,800**

2 Bedroom, 1.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

ONE LEVEL **\*\*End unit\*\*** move-in-ready, Carriage-Style Bungalow steps away from the pond & walking trail in South West Edmonton! Looking for a low-maintenance, affordable home with no stairs? This quick-possession bungalow is the perfect opportunity for first-time home buyers, savvy investors, or anyone looking to downsize! Featuring 2 spacious bedrooms, a full bathroom, and a convenient ensuite laundry, this home is designed for easy living. Step inside to a bright, modern open-concept layout with a cozy living room, a large dining area, and a beautifully renovated kitchen. With grocery stores, school, shopping just a couple minutes away and scenic walking trails right at your doorstep, this home offers both convenience and charm. Low condo fees that include exterior maintenance- no more shoveling the snow when it's cold. Come fall in love and take the keys to your new home!

Built in 2009

## Essential Information

MLS® #	E4430990
Price	\$198,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	813
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	60 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	No Smoking Home, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Airport Nearby, Cul-De-Sac, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 15th, 2025
-------------	------------------

Days on Market	5
Zoning	Zone 53
Condo Fee	\$313

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 2:47pm MDT