

## \$195,000 - 89 604 62 Street, Edmonton

MLS® #E4438131

**\$195,000**

2 Bedroom, 1.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Discover this meticulously maintained 2-bedroom, 1-bath end-unit carriage home in Ellerslie Heights. Situated in a quiet corner with lush green space, it's a short walk through a scenic park to Ellerslie Campus School (Kâ€9) . The 791 sq. ft. interior boasts a bright, open layout with large windows, rich maple cabinetry, upgraded S/S appliances, and a tile backsplash. Enjoy the convenience of in-suite laundry, a heat pump for year-round comfort, and ample storage. Step outside to a spacious patio, perfect for morning coffee or evening BBQs. Recent upgrades include newer flooring and a Rinnai on-demand hot water system. Located minutes from Anthony Henday Drive, schools, playgrounds, and shopping, this home offers a perfect blend of tranquility and accessibility. Well-managed complex, with convenient parking, no stairs, and quiet neighbours, make this a lovely place to call home!

Built in 2008

### Essential Information

MLS® #	E4438131
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	792
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	89 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	Parking-Extra, Parking-Visitor
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie/Corpus Christi
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Middle	Ellerslie/Corpus Christ
High	Francis Whiskeyjack

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	15
Zoning	Zone 53
Condo Fee	\$340

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