

## \$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	Carriage
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
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Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	22
Zoning	Zone 53
Condo Fee	\$340

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