

# \$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   |

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Listing information last updated on April 20th, 2025 at 10:32am MDT