

# \$243,800 - 10453 58 Avenue, Edmonton

MLS® #E4439692

**\$243,800**

3 Bedroom, 1.50 Bathroom, 1,055 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to CHARLESWOOD, a self-managed condo with LOW condo fees in a great neighbourhood. This END UNIT has a private SOUTH facing fenced back yard. Spacious living/dining room with a view of the central green space with big trees, sunny kitchen with white Kitchen Craft cabinets & 2 pce guest bathroom. There are THREE bedrooms upstairs & a 4 pce bath. The basement is ready for future development & has a washer & dryer there. This townhouse, in a park-like setting, overlooks a central landscaped green space & is only steps from PLEASANTVIEW PARK with a playground & playing fields. Special features are the high efficiency furnace & A/C. Upgrades in past years include windows, shingles, soffits & maintenance free fences. QUIET location close to school, public transit, shopping & near Calgary Trail, Gateway Blvd, U of A , Southgate & LRT. This is the perfect nest for young families or first time buyers & an excellent investment property. Quick possession & enjoy the summer here!

Built in 1963

## Essential Information

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Price \$243,800



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,055
Acres	0.00
Year Built	1963
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10453 58 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1B8

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	15
Zoning	Zone 15
Condo Fee	\$269

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