

## \$200,000 - 95 604 62 Street, Edmonton

MLS® #E4446224

**\$200,000**

2 Bedroom, 1.00 Bathroom, 903 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this bright and spacious top-floor carriage-style townhouse in the heart of the sought-after Charlesworth community! Enjoy the convenience of parking right at your doorstep and entering into a beautifully designed open-concept living space. Upstairs, you're greeted by soaring vaulted ceilings in the living room and extra windows that flood the space with natural light. The modern kitchen features sleek stainless appliances, a generous island for prep or casual dining, and an adjacent dining area perfect for hosting guests. Down the hall, you'll find in-suite laundry with a stacked washer and dryer, a spacious primary bedroom, a second bedroom ideal for guests or a home office, and a well-appointed 4-piece bathroom. Enjoy easy access to ETS, shopping, schools, golf courses, & scenic walking trails just steps from your front door. Whether you're a first-time buyer, downsizing, or investing it checks all the boxes. This home is a must see today!

Built in 2008

### Essential Information

MLS® #	E4446224
Price	\$200,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	903
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	95 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight, Vaulted Ceiling
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Water
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025  
Days on Market                6  
Zoning                            Zone 53  
Condo Fee                        \$312

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 July 12th, 2025 at 1:32pm MDT