

## \$265,000 - 20 604 62 Street, Edmonton

MLS® #E4454947

**\$265,000**

3 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

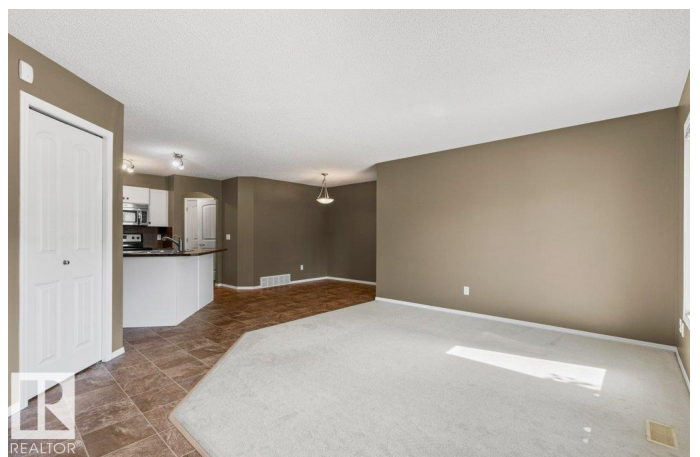
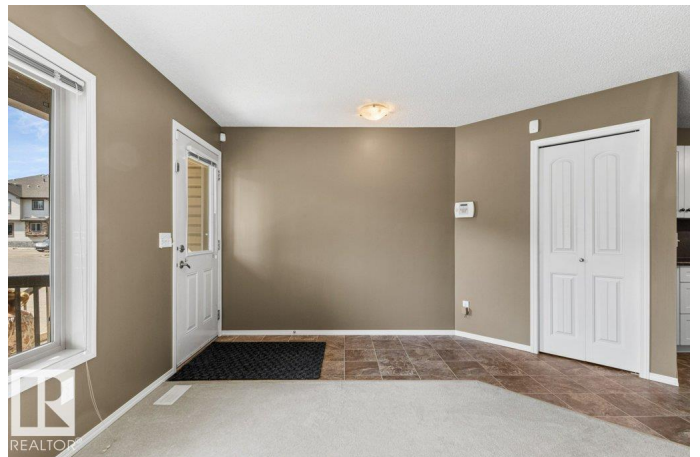
Large Unique 3 Bed - 2 Bath Property with Pond Views! This property is a rare find - the main level is bright & offers an open concept living room, dining space and kitchen, Primary Bedroom, 2nd Bedroom with patio door to a large balcony (would make a great office space!), laundry room plus full bathroom. The kitchen offers plenty of white cabinetry, island, stainless steel appliances and corner pantry. The additional bonus of the WALK-OUT BASEMENT offers a huge recreation room (wired for surround sound), 2nd full bathroom plus 3rd bedroom. Another enjoyable patio space can be accessed from the basement level offering plenty of room for a BBQ & patio set - plus beautiful views of the nearby pond. This well constructed property also boasts tankless hot water system & heat pump heating. The complex offers 1 energized parking stall right outside your door with options to rent additional stalls plus lots of convenient visitor parking. Great access to commuter roadways, shopping and walking trails.

Built in 2009

### Essential Information

MLS® # E4454947

Price \$265,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, Walkout Basement |
| Parking Spaces | 1                                                                                                                                                                 |
| Parking        | Stall                                                                                                                                                             |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Heat Pump, Combination                                                                                                               |
| Stories      | 2                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                 |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Ellerslie Campus   |
| Middle     | Ellerslie Campus   |
| High       | WhiskeyJack School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 53           |
| Condo Fee      | \$312             |

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Listing information last updated on September 6th, 2025 at 8:17am MDT