

## \$239,900 - 42 6520 2 Avenue, Edmonton

MLS® #E4431470

**\$239,900**

2 Bedroom, 1.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Stylish, Affordable & Move-In Ready! This beautifully renovated half duplex in the vibrant community of Charlesworth offers a bright, open-concept layout that's perfect for both everyday living and entertaining. Enjoy brand new laminate flooring throughout, fresh paint, modern baseboards, and updated lighting that elevate the entire space. The functional kitchen features warm cabinetry and ample counter space. Upstairs, you'll find a spacious primary bedroom, a generously sized second bedroom, a full bathroom, and the convenience of upper-floor laundry and storage. Large windows bring in plenty of natural light, and the attached garage adds everyday ease. LOW CONDO FEES and a budget-friendly price point make this home a smart choice for first-time buyers or investors. Ideally located close to schools, parks, and all amenities.

Built in 2013

### Essential Information

MLS® #	E4431470
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	945



Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	42 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	6

Zoning	Zone 53
Condo Fee	\$293

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