

Courtesy Of David M Ozubko Of Real Broker

\$189,900 - 85 604 62 Street, Edmonton

MLS® #E4442040

\$189,900

2 Bedroom, 1.00 Bathroom, 812 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Start fresh in this bright and spacious 2-bedroom, 1-bath bungalow-style condo in the sought-after community of Charlesworth. This well-maintained unit offers a functional open-concept layout with a large living area, dedicated dining space, and a stylish kitchen featuring black appliances, maple cabinetry, and a walk-in pantry. Natural light floods the space through oversized windows, while the generous bedroom includes dual closets and easy access to the 4-piece bath. You'll appreciate the convenience of in-suite laundry, dedicated storage, and 2 exterior parking stalls. A private entrance and front patio enhance everyday comfort. Perfect for first-time buyers, investors, or downsizers. Located close to schools, parks, shopping, and major roadways—this home offers a low-maintenance lifestyle in a vibrant and connected neighborhood.

Built in 2008

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442040 |
| Price | \$189,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 812 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 85 604 62 Street |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0K4 |

Amenities

| | |
|----------------|---|
| Amenities | Parking-Extra, Parking-Visitor, Storage-In-Suite, Television Connection |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco, Vinyl |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Ellerslie Campus School |
|------------|-------------------------|

| | |
|--------|----------------------------|
| Middle | Ellerslie Campus School |
| High | Elder Dr. Francis Whiskeyj |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 53 |
| Condo Fee | \$340 |

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Listing information last updated on June 17th, 2025 at 3:02pm MDT