

\$304,900 - 9 6520 2 Avenue, Edmonton

MLS® #E4452536

\$304,900

2 Bedroom, 2.00 Bathroom, 1,003 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

A MUST SEE in The Edge at Ellerslie.. With very low condo fees, this fantastic upper level end unit shows off its modern open design and comes with high ceiling throughout. This unit comes with 2 bedrooms & 2 full bathrooms is perfect for a first time home buyer or investor. The spacious kitchen with stainless steel appliances and ample counter space open graciously into the dining and family room area. Enjoy your privacy on the huge deck as you entertain with family or friends. Close to parks, walking trails, schools, shopping and all other major amenities

Built in 2014

Essential Information

MLS® #	E4452536
Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active



Community Information

Address	9 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

Amenities

Amenities	Deck, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In,	Dryer,	Oven-Microwave,	Refrigerator,
	Stove-Electric,	Washer		
Heating	Forced Air-1, Natural Gas			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	52
Zoning	Zone 53
Condo Fee	\$285

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 October 3rd, 2025 at 8:32pm MDT