

## \$299,900 - 9 6520 2 Avenue, Edmonton

MLS® #E4452536

**\$299,900**

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          | \$299,900         |
| 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 | 84                |
| Zoning         | Zone 53           |
| Condo Fee      | \$285             |

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Listing information last updated on November 4th, 2025 at 7:17pm MST