

\$225,000 - 22 6520 2 Avenue, Edmonton

MLS® #E4461717

\$225,000

2 Bedroom, 1.00 Bathroom, 965 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Charming bungalow-style 2 bed half-duplex tucked away in a quiet cul-de-sac in Charlesworth/Ellerslie! Ideal for first-time buyers or investors, this bright and inviting home offers a comfortable living room, a functional kitchen with plenty of storage and stainless steel appliances, plus two bedrooms, a full bath, and in-suite laundry. You™ll love the attached single garage for the upcoming winter, excellent storage throughout, and low condo fees that include snow removal. Extremely well-managed complex located within walking distance to schools and daycares, and just minutes from shopping, restaurants, parks, and quick access to Anthony Henday Drive. This home is pre-inspected for your peace of mind and guaranteed clean on possession day – visit REALTOR® site for details!

Built in 2013

Essential Information

MLS® #	E4461717
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	965
Acres	0.00



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

Community Information

Address	22 6520 2 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S4

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

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, Vinyl
Exterior Features	Cul-De-Sac, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School

High

J. Percy Page School

Additional Information

Date Listed

October 10th, 2025

Days on Market

4

Zoning

Zone 53

Condo Fee

\$293

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 14th, 2025 at 12:47am MDT