

## \$189,900 - 23 604 62 Street, Edmonton

MLS® #E4423850

**\$189,900**

1 Bedroom, 1.00 Bathroom, 827 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

â€œSTUNNING POND AND PARK VIEWâ€• from this open designed 827 sq ft "TOP FLOOR" unit with soaring "VAULTED CEILINGS". There is a huge bright kitchen with an abundance of white cabinets with ceramic tile backsplash and black appliances. Seemingly endless "HARDWOOD FLOORS" extend throughout the massive living room and kitchen. Upgrades include freshly painted throughout in warm inviting colors, new linoleum in front entry, new carpeting in the bedroom, den and stairwell as well as brand-new "WHIRLPOOL" stove, microwave and dishwasher. Other features include a "CORNER PANTRY" in the kitchen, 1 large bedroom plus den, "IN SUITE LAUNDRY" room with stacked washer and dryer, 4-piece bathroom, "LARGE WEST FACING BALCONY" with a "BREATHTAKING VIEW" of a "POND AND PARK". There is also a parking stall included (number 23) and lots of visitor parking close to this unit. This one-of-a-kind unit is move in ready close to public transportation, shopping and all amenities. Truly a Must to See!!

Built in 2009

### Essential Information

MLS® #	E4423850
Price	\$189,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Carriage
Style	2 Storey
Status	Active

### **Community Information**

Address	23 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### **Amenities**

Amenities	No Animal Home, Parking-Visitor, Vaulted Ceiling, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Lake Access Property, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 4th, 2025

Days on Market      31

Zoning                Zone 53

Condo Fee            \$312

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 April 4th, 2025 at 7:17pm MDT