

## \$189,900 - 76 604 62 Street, Edmonton

MLS® #E4439355

**\$189,900**

2 Bedroom, 1.00 Bathroom, 945 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Enjoy maintenance-free living with no stairs in this spacious main-floor bungalow-style carriage home in SE Edmonton! This freshly painted end unit is one of the largest in the complex, offering 2 bedrooms, 1 full bath, and a private concrete patio. The bright, open-concept layout features laminate flooring throughout the living, dining, and kitchen areas-absolutely no carpet. The kitchen offers ample counter space and a convenient corner pantry, flowing seamlessly into the dining and living room. A 4-piece bathroom connects to your in-suite laundry room and utility area, complete with hot water on demand from a tankless system and efficient fan coil heating. Additional highlights include a large under-stairs storage room, energized parking stall, and optional rental stalls for an ultra low fee. With plenty of visitor parking and scenic pond-side walking trails just steps away, this well-managed home is close to transit, shopping, schools, golf, and moreâ€”everything you need on one level!

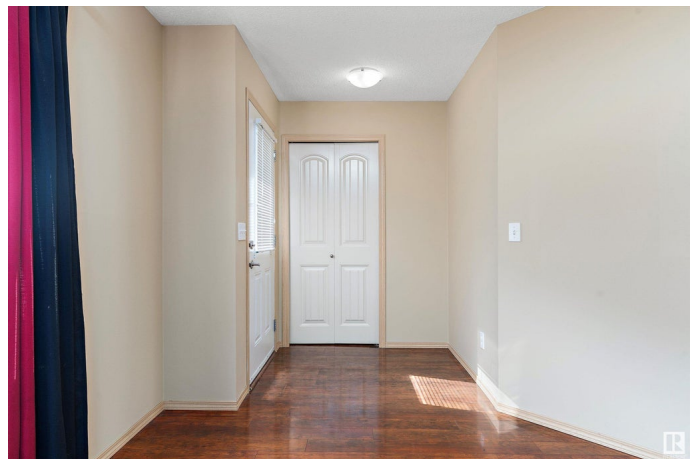
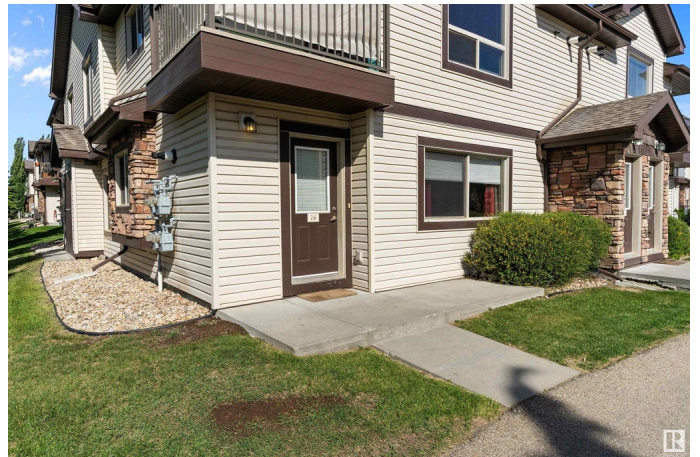
Built in 2008

### Essential Information

MLS® # E4439355

Price \$189,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	945
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	76 604 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K4

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 6

Zoning Zone 53

Condo Fee \$312

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Listing information last updated on June 4th, 2025 at 9:02pm MDT