

Courtesy Of Randy M Arndt Of Front Door Real Estate

## \$199,900 - 19 604 62 Street, Edmonton

MLS® #E4459142

**\$199,900**

2 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

The beautiful SW community of CHARLESWORTH is where you will find this very well maintained TOP FLOOR carriage style home with two good-sized bedrooms and a full 4-piece bathroom. Walk up to the open concept layout, a large living room featuring VAULTED CEILINGS allowing natural light to flow right through the unit, and walks out onto the SOUTH facing deck . A dedicated spot for your kitchen table and chairs at the top of the stairs. The large kitchen features bright white cabinets with dark countertops, a timeless subway tile backsplash, black appliances, a sit-at-island, and a walk-in corner pantry. Additional features include a walk in laundry room with extra storage, a linen closet and even more storage above the staircase. Just south of the Anthony Henday, and walking distance to HARVEST POINTE shopping center that has all your daily amenities.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459142  |
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 849       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2009              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 19 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6K 0K4          |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 1                                                                                                          |
| Parking        | Stall                                                                                                      |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|

Days on Market 21  
Zoning Zone 53  
Condo Fee \$312



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