

\$244,900 - 312 5521 7 Avenue, Edmonton

MLS® #E4449122

\$244,900

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this well-maintained 3rd-floor condo in the community of Charlesworth. Offering 789 sq ft of living space, this unit features 2 bedrooms and 2 full bathrooms, providing a functional layout suitable for a variety of living needs. The condo includes a kitchen with stainless steel appliances and a pantry, an open-concept living area, and a separate dining space with large windows and access to a private balcony. The primary bedroom offers a 3-piece ensuite and a walk-in closet, while the second bedroom is located on the opposite side of the unit next to the second bathroom for added privacy. Additional highlights include in-suite laundry, 2 titled heated underground parking stalls, and visitor parking. The building is conveniently located near shopping centres, schools, parks, and has easy access to major roadways. Condo fees include: heat, water, professional management, and reserve fund contributions.

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4449122 |
| Price | \$244,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 789 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 312 5521 7 Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1A8 |

Amenities

| | |
|---------------|--|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking | Underground |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed July 22nd, 2025
Days on Market 5
Zoning Zone 53
Condo Fee \$519

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