

## \$227,500 - 201 5521 7 Avenue, Edmonton

MLS® #E4434922

**\$227,500**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Excellent opportunity for First Time Home Buyers or Investors is this 2 bedroom, 2 bath Condo located in the Elements at Willowhaven, situated in the Charlesworth neighborhood! This well maintained CORNER END UNIT boasts a breathtaking view of the Lake from its east and south facing windows. The open concept floorplan offers a bright living and dining area, a well-appointed kitchen with lots of counter space, a 4-piece bath, and in suite laundry with ample storage. Step out onto the wrap around covered patio with lake view. With two generously sized bedrooms, including a Primary Suite with a private 4-piece Ensuite, this unit offers elegance and comfort. Freshly Painted and meticulously maintained, this move-in ready home also features TITLED HEATED UNDERGROUND PARKING. Perfectly positioned and waking distance near schools, shopping centers, public transportation, and other amenities, this residence is a Must See!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434922  |
| Price     | \$227,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 832                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 5521 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2A8           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Parking-Visitor, Secured Parking |
| Parking   | Heated, Underground                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus Shool  |
| Middle     | Ellerslie Campus School |
| High       | Elder Dr Francis        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 53       |
| Condo Fee      | \$458         |

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Listing information last updated on May 14th, 2025 at 5:47am MDT