

## \$183,000 - 34 604 62 Street, Edmonton

MLS® #E4461520

**\$183,000**

1 Bedroom, 1.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome Home! Why keep renting when you can invest in your own home and start building equity? This beautifully maintained top-floor corner carriage-style condo in Charlesworth offers an inviting open layout with vaulted ceilings and large south-facing windows that fill the space with natural light. The bright kitchen features modern white cabinetry, dark appliances, a tile backsplash, and a corner pantry. The spacious primary bedroom easily fits a king-size bed, while the den is perfect for an office or guest room. Enjoy the 4-piece bath with enclosed in-suite laundry for added convenience. Step onto your covered balcony to relax and take in the serene pond and park views. Complete with a designated parking stall, visitor parking, and close proximity to shopping, schools, parks, lakes, trails, and public transit. Move-in ready and ideal for first-time buyers, investors, or downsizers looking for comfort and convenience in a prime location!

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461520  |
| Price     | \$183,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 829               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 34 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### Amenities

|               |                                                                                        |
|---------------|----------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking       | Stall                                                                                  |
| Is Waterfront | Yes                                                                                    |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Fan Coil, Water                                                                                               |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Lake, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 53           |
| Condo Fee      | \$316             |

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Listing information last updated on October 27th, 2025 at 11:33am MDT