

# **\$199,999 - 322 5515 7 Avenue, Edmonton**

MLS® #E4435098

**\$199,999**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

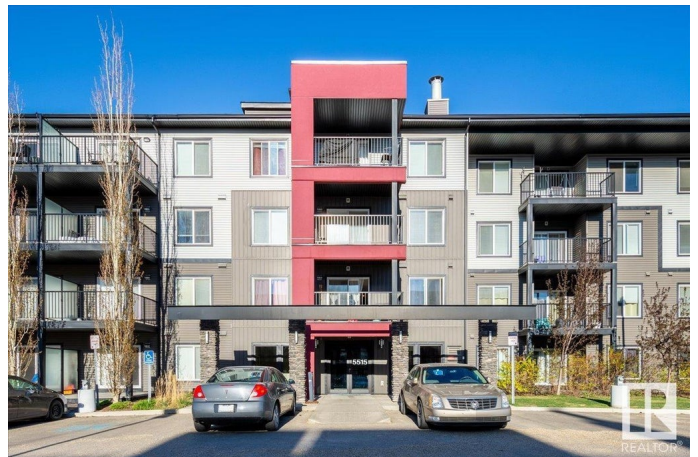
Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located in the sought-after community of Charlesworth. Offering 778 sq ft of thoughtfully designed living space, this home is perfect for first-time buyers, downsizers, or savvy investors. Step inside to a bright and open layout featuring a spacious living room with large windows that flood the space with natural light. The contemporary kitchen is equipped with sleek cabinetry, stainless steel appliances, and a convenient island – perfect for cooking and entertaining. The primary bedroom includes a walk-in closet and private ensuite, while the second bedroom is generously sized with easy access to the main 4-piece bathroom. Additional highlights include in-suite laundry, a private balcony for morning coffee or evening relaxation, and titled parking. This well-managed building is located just minutes from schools, parks, shopping, public transit, and major roadways like Ellerslie Road and Anthony Henday for quick access to the whole city.

Built in 2014

## **Essential Information**

MLS® # E4435098

Price \$199,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 778                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 322 5515 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2A8           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking   | Parkade, Underground                              |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 53       |
| Condo Fee      | \$434         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 9:31pm MDT