

# **\$189,900 - 96 604 62 Street, Edmonton**

MLS® #E4441647

**\$189,900**

2 Bedroom, 1.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

MAIN FLOOR Unit in Copperstone II....former show suite boasts many upgrades. Hardwood graces the living room, dining room and kitchen in a beautiful espresso finish contrasted beautifully with the white kitchen offering loads of cabinets plus an island with breakfast bar and corner pantry; includes stainless steel appliances. Tastefully decorated and perfect for entertaining, this open floor plan offers all you need with 2 bedrooms and sliding doors to your private back patio with bonus bicycle locking area. The convenience of insuite laundry and extra storage meets all of your needs. Fantastic location close to schools and just a short walk to the storm water pond, walking paths and more! One stall assigned right outside the unit for convenience, other stalls available for reasonable rent. Complex is well managed and offers ease of access to commute routes!

Built in 2008

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4441647  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 861       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 96 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Exterior Walls- 2"x6", Hot Water Tankless, Parking-Extra, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall   |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$312   |

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Listing information last updated on June 17th, 2025 at 12:32am MDT