

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

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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

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Listing information last updated on May 10th, 2025 at 5:02pm MDT