

## \$244,900 - 312 5521 7 Avenue, Edmonton

MLS® #E4449122

**\$244,900**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this well-maintained 3rd-floor condo in the community of Charlesworth. Offering 789 sq ft of living space, this unit features 2 bedrooms and 2 full bathrooms, providing a functional layout suitable for a variety of living needs. The condo includes a kitchen with stainless steel appliances and a pantry, an open-concept living area, and a separate dining space with large windows and access to a private balcony. The primary bedroom offers a 3-piece ensuite and a walk-in closet, while the second bedroom is located on the opposite side of the unit next to the second bathroom for added privacy. Additional highlights include in-suite laundry, 2 titled heated underground parking stalls, and visitor parking. The building is conveniently located near shopping centres, schools, parks, and has easy access to major roadways. Condo fees include: heat, water, professional management, and reserve fund contributions.

Built in 2014

### Essential Information

MLS® #	E4449122
Price	\$244,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	789
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 5521 7 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A8

### Amenities

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 22nd, 2025  
Days on Market                8  
Zoning                              Zone 53  
Condo Fee                        \$519

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