

# **\$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	5

Zoning	Zone 53
Condo Fee	\$312

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 June 16th, 2025 at 2:02pm MDT