

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

MLS® #E4449122

\$244,900

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

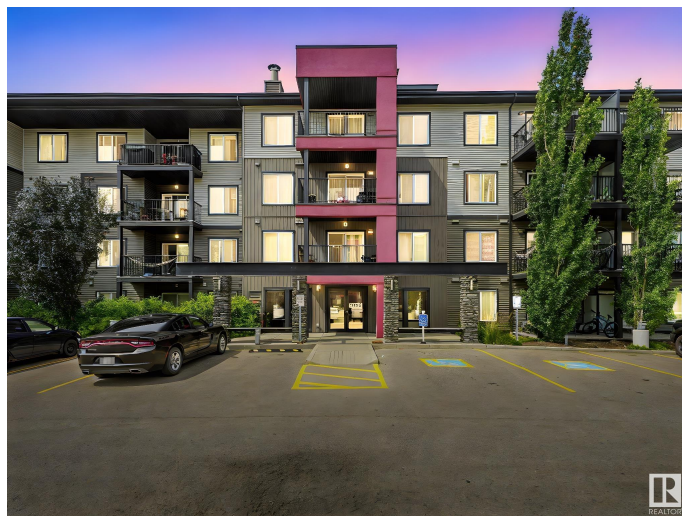
Charlesworth, Edmonton, AB

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 13
Zoning Zone 53
Condo Fee \$519

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 August 4th, 2025 at 4:32am MDT