

## \$190,000 - 75 604 62 Street, Edmonton

MLS® #E4424028

**\$190,000**

2 Bedroom, 1.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Time for a new home? How about something: affordable, pristine condition, and in an excellent growing community? Look no further than 75 at Copperstone II. Move in today and feel right at home with this bright and open floor plan, featuring 875sq. ft. of living space with 2 bedrooms on a top floor unit! The fresh paint throughout and vaulted ceilings will add to your new home, while you will appreciate the finer details in Hunter Douglas Blinds, ceramic induction cooktop, and a large 4-piece bathroom for everyday living. Enjoy maintenance free and easy living with the carriage condo lifestyle, affording you more time to enjoy your community surroundings in Charlesworth. Bring your fuzzy friend along, as Copperstone II is PET FRIENDLY. Minutes away from schools, parks, walking trails, and shopping amenities. Life is good when your new home at 75 Copperstone II checks off all the boxes for convenience. Opportunities don't last forever, so don't miss out on the perfect package!

Built in 2008

### Essential Information

MLS® # E4424028

Price \$190,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 875               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 75 604 62 Street |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K4          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Fan Coil, Natural Gas   |
| # of Stories | 2   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | ELLERSLIE CAMPUS SCHOOL |
| Middle     | ELLERSLIE CAMPUS SCHOOL |
| High       | J. PERCY PAGE SCHOOL    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 53         |
| Condo Fee      | \$312           |

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Listing information last updated on April 19th, 2025 at 1:02am MDT