

## \$209,900 - 416 5521 7 Avenue, Edmonton

MLS® #E4430802

**\$209,900**

2 Bedroom, 2.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Attention all first-time home buyers or those looking for an investment! Perched on the TOP FLOOR of the Elements at Willowhaven, this immaculately maintained 2 bedroom, 2 bathroom condo offers sophisticated living in a prime location in the community of Charlesworth. The thoughtfully designed floor plan maximizes both space and natural light. The primary bedroom features a luxurious ENSUITE BATHROOM and walkthrough closet, creating the perfect retreat. A second bedroom and 3 piece bathroom provide ideal accommodations for guests or a home office. The bright, open-concept living area flows seamlessly to the kitchen, perfect for entertaining. Enjoy the convenience of IN-SUITE LAUNDRY and secure UNDERGROUND PARKING. UTILITIES INCLUDED IN CONDO FEE! Minutes from shopping, dining, and transit connections. This turn-key property combines location, luxury, and lifestyle. Your urban oasis awaits!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430802  |
| Price     | \$209,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 689                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 416 5521 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2A8           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                5  
Zoning                              Zone 53  
Condo Fee                        \$403

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