

## \$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                9  
Zoning                              Zone 53  
Condo Fee                        \$403

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