

Courtesy Of Ricky Singh Of MaxWell Polaris

## **\$239,900 - 236 5515 7 Ave, Edmonton**

MLS® #E4441703

**\$239,900**

2 Bedroom, 2.00 Bathroom, 831 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stunning Willowhaven Condos, where luxury and convenience meet & perfect balance of contemporary living and comfort. This beautiful corner end unit with 2 bedrooms and 2 bathrooms has a L-shaped balcony allowing South and West views. With 2 bedrooms and 2 bathrooms, this gem offers a seamless open concept layout, ideal for homeowners and investors alike. An open-concept kitchen with Stainless steel appliances, dining, and living rooms are spacious and the 4-piece ensuite with a second 4-piece bathroom provides plenty of room for everyone & also has insuite laundry. Step outside to your large private patio, perfect for relaxation and hosting gatherings. It has underground heated parking also. For investors, seize this prime opportunity! Homebuyers, prepare for your dream come true! Easy access to all amenities, walking trails, shopping, transportation, schools, playgrounds, Anthony Henday all merely minutes away. Quick possession available. **MUST SEE!**

Built in 2014

### **Essential Information**

MLS® # E4441703

Price \$239,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	236 5515 7 Ave
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2A8

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie Campus School
Middle	Shauna May Seneca School
High	St. Clement Elementary

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 53
Condo Fee	\$458

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