

## \$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

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