

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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Listing information last updated on June 16th, 2025 at 7:02pm MDT