

## \$224,000 - 227 5515 7 Avenue, Edmonton

MLS® #E4449188

**\$224,000**

2 Bedroom, 2.00 Bathroom, 746 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

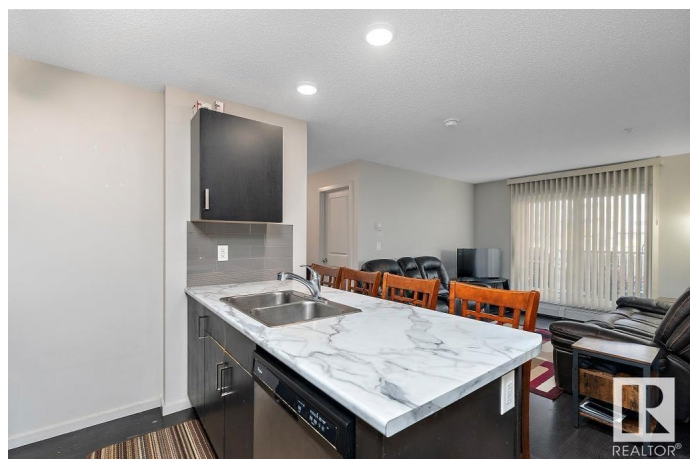
Welcome to this bright and spacious 2 bedroom, 2 bathroom second floor unit with 1 titled underground parking stall, located in a well maintained building in one of Edmonton's most sought after communities. With an open concept layout, this unit features a large kitchen with ample cabinetry, a dedicated office nook, and in-suite laundry perfect for working professionals, young families, or savvy investors. Step outside to your private balcony, ideal for morning coffee or evening relaxation. The two generous bedrooms are thoughtfully separated for privacy, with the primary suite featuring a walk-through closet and full ensuite. Enjoy peace of mind with LOW condo fees that INCLUDE heat and water, making this an affordable and smart ownership opportunity. Conveniently located close to shopping, schools, parks, and public transit, this home offers unbeatable value and lifestyle. Whether you're a first time buyer or looking to add a solid investment to your portfolio, this unit is a must see!

Built in 2014

### Essential Information

MLS® # E4449188

Price \$224,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 746                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 227 5515 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2A8           |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | On Street Parking, Parking-Visitor, Patio, Security Door |
| Parking   | Underground                                              |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, See Remarks                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 85              |
| Zoning         | Zone 53         |
| Condo Fee      | \$422           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 8:02pm MDT