

## \$249,000 - 408 5404 7 Avenue, Edmonton

MLS® #E4456241

**\$249,000**

2 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

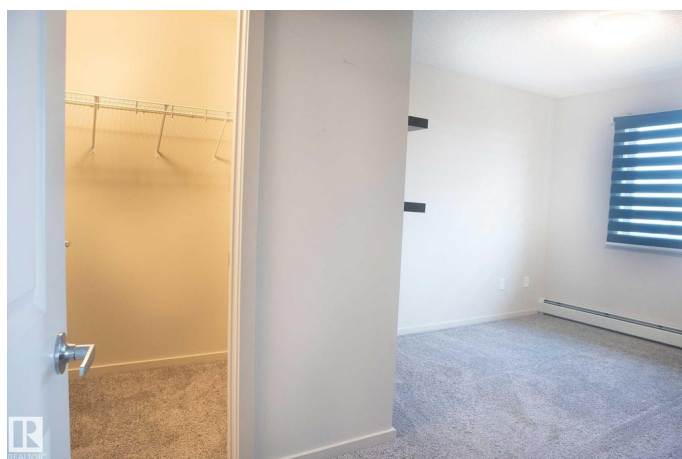
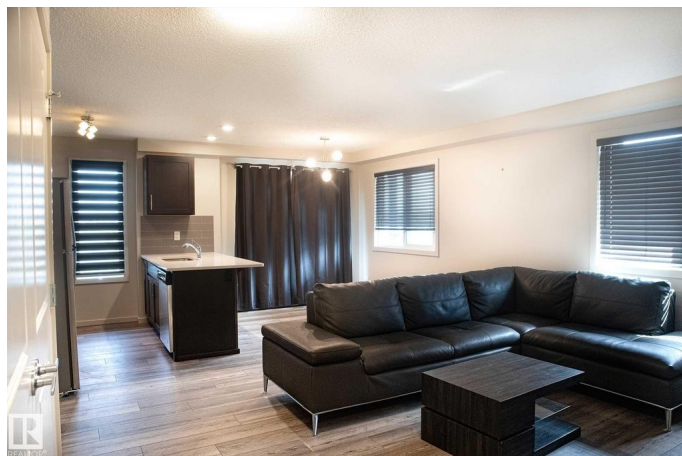
Charlesworth, Edmonton, AB

Top floor Corner Unit with 2 sides Balcony, well maintained in the Desirable Elements At Willowhaven owned by original owner, Upgraded 2 Bedrooms and 2 full Bath, Large Kitchen with St. Steel appliances, Quartz Countertops. Master Bedroom has full ensuite and another 4 pcs. Bath for 2nd Bedroom and guests. It does have its private in-suite laundry. There is Titled Underground Parking for winter weather. you will love the Location, close to shopping, Restaurants, public transportation and easy access to Highway 2 and Anthony henday.

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456241               |
| Price          | \$249,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 857                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 408 5404 7 Avenue |
| Area        | Edmonton          |
| Subdivision | Charlesworth      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 2K4           |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Vinyl Windows |
| Parking   | Heated, Parkade, Underground                                                                                   |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                                             |
| # of Stories      | 4                                                                                                                            |
| Stories           | 1                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, No Basement                                                                                                            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 53             |
| Condo Fee      | \$440               |

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 September 11th, 2025 at 7:47pm MDT