



## 5521 7 Avenue 303 Edmonton AB

\$163,000

Welcome to your new home in Charlesworth! This bright, EAST-facing condo is perfect for those who love the MORNING SUN. Ideally located within WALKING DISTANCE to major grocery stores, restaurants, a gym, shopping, and scenic walking paths, you'll also enjoy a short drive to schools, South Edmonton Common, and the airport. Inside, you'll find a SPACIOUS bedroom with a WALK-IN closet and ensuite bath, a built-in computer nook, a cozy balcony for morning coffee or evening wine, IN-SUITE LAUNDRY/STORAGE, and a TITLED ENERGIZED PARKING STALL. Plus, with air-conditioned hallways and a LOW CONDO FEE of just \$276.74/month, INCLUDING HEAT AND WATER, this is an opportunity you won't want to miss!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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