



## 5521 7 Avenue 303 Edmonton AB

\$161,000

Welcome to your new home in Charlesworth! This bright, EAST-facing condo is perfect for those who love the MORNING SUN. Inside, you'll find a SPACIOUS bedroom with a WALK-IN closet and ensuite bath, a built-in computer nook, and a cozy balcony for morning coffee or evening wine. The unit includes IN-SUITE LAUNDRY/STORAGE and a TITLED ENERGIZED PARKING STALL, with air-conditioned hallways and a LOW CONDO FEE of just \$276.74/month, covering HEAT AND WATER for affordable comfort. Modern amenities include stainless steel appliances, a TV wall mount, and window coverings. Conveniently located within WALKING DISTANCE to groceries, restaurants, a gym, and scenic paths, with Superstore 1.3 km away and Walmart 3.2 km away. Close to South Edmonton Common, schools, and the airport, this home offers unmatched convenience. Perfect for first-time buyers or those looking to downsize, this condo in the Elements at Willowhaven is an opportunity you won't want to miss!

Listing Presented By:



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