

\$239,975 - 1 1415 62 Street, Edmonton

MLS® #E4431265

\$239,975

3 Bedroom, 1.50 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

New Carpets, Fresh Paint & some updated lighting await, in this very well maintained Townhouse! This is an end unit that feels more like a house! Front door from adjacent, assigned parking stall #1 w/convenient 1/2 bathroom at entry. After bike riding / playing at the nearby playground, the kids can quickly wash up before dinner being prepared in the open, roomy kitchen w/ family work desk, built-in. A back door from the spacious dining room leads to the back yard patio - all maintenance & weed free concrete! Get ready for summer BBQs & lounging, as you catch the afternoon / evening sun to the west! The handy gate may even get used by the kids parking their bikes! The COZY, SUNKEN living room w/ updated gas fireplace, wood mantel and a real feeling of HOME & coziness will be the central family gathering space :) Upstairs are 3 spacious bedrooms w/ a LARGE bathroom w/ 2 sinks. The basement is partly finished w/ den / office / guest space, laundry & extra space. Wonderful family home or investment!

Built in 1981

Essential Information

MLS® # E4431265

Price \$239,975



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,165 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1 1415 62 Street |
| Area | Edmonton |
| Subdivision | Sakaw |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 4K1 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | On Street Parking, Patio |
| Parking | Stall |

Interior

| | |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Metal |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 29 |
| Condo Fee | \$444 |

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