

\$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	19
Zoning	Zone 29
Condo Fee	\$444

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 May 6th, 2025 at 5:17pm MDT