

## \$239,900 - 38 1415 62 Street, Edmonton

MLS® #E4452187

**\$239,900**

2 Bedroom, 1.50 Bathroom, 1,039 sqft

Condo / Townhouse on 0.00 Acres

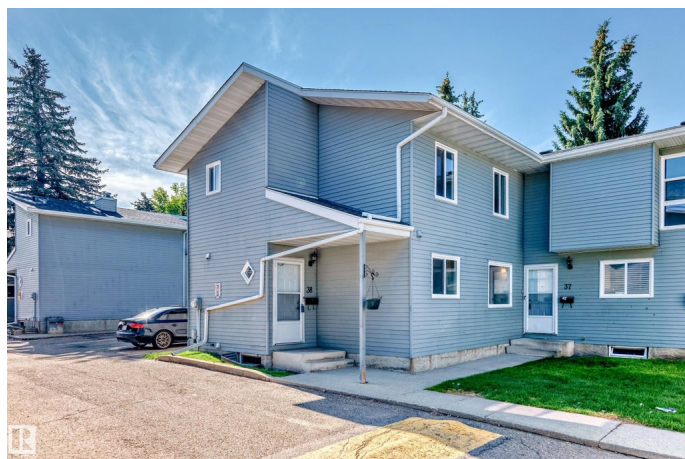
Sakaw, Edmonton, AB

Welcome to this charming townhome in the friendly community of Sakaw! The main level offers a functional layout with a bright kitchen, dining area, spacious living room with cozy fireplace, and a convenient half bath. Upstairs, you'll find two generous bedrooms and a beautifully updated five-piece bathroom. The fully finished basement adds extra living space with a family room, an additional bedroom and a storage/laundry room. Enjoy the fully fenced backyard with concrete pad—perfect for relaxing or entertaining. Includes a tandem parking stall. Ideally located near schools, shopping, and public transit. A perfect opportunity for first-time buyers or investors!

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452187          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,039             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 38 1415 62 Street |
| Area        | Edmonton          |
| Subdivision | Sakaw             |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 4K1           |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Detectors Smoke |
| Parking Spaces | 2               |
| Parking        | Stall, Tandem   |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 46               |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$412   |

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 23rd, 2025 at 11:17pm MDT