

## \$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 | 5                |
| Zoning         | Zone 29          |
| Condo Fee      | \$444            |

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Listing information last updated on April 22nd, 2025 at 6:02am MDT