

## \$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	9
Zoning	Zone 29
Condo Fee	\$444

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