

## \$329,900 - 1509 62 Street, Edmonton

MLS® #E4426675

**\$329,900**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

Beautiful 2 Bedroom 2 Bathroom 1210 sq ft Bungalow in an Exclusive 55+ Adult Community. The main floor is well designed with a Spacious Entrance, a Large Dining Room, an Oak Kitchen c/w quartz countertops, a Huge Living Room, a Primary Bedroom with a walk in closet and a 3 piece ensuite c/w walk in shower, Bedroom, a 4 piece bathroom and an attached Double Garage. One of the highlights is the Large South Facing Balcony off the Living Room - Great for entertaining friends and family. The finished basement offers a Large Rec Room, a Den, a Crafts Room, a Laundry Room, a 3 piece bathroom, and plenty of storage room. Great Location in a quiet setting close to Public Transportation, Shopping, Health Care Facilities and the Anthony Henday.

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426675  |
| Price          | \$329,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,210     |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1509 62 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6J4        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 41               |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$473   |

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Listing information last updated on April 30th, 2025 at 2:17pm MDT