

## \$374,000 - 1436 62 Street, Edmonton

MLS® #E4460794

**\$374,000**

5 Bedroom, 2.50 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

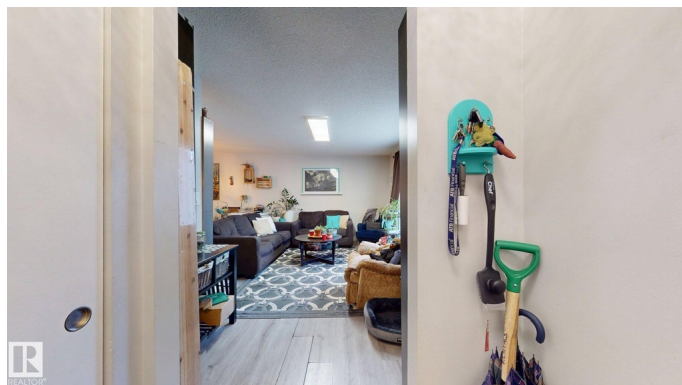
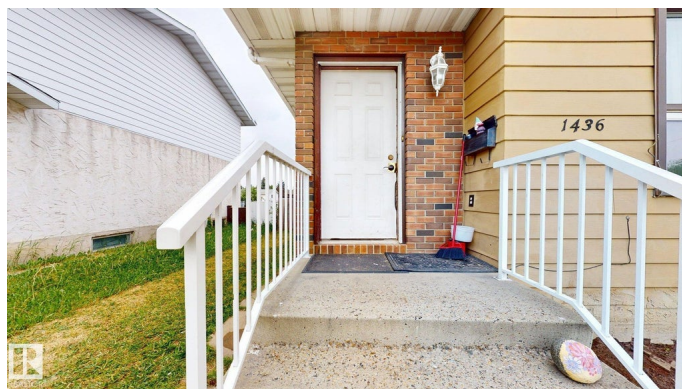
Sakaw, Edmonton, AB

Attention Investors and First-Time Home Buyers! Discover this spacious and versatile half duplex designed to fit your lifestyle and investment goals. The main floor offers a bright, functional layout with separate living and dining areas, a well-appointed kitchen, NEW FLOORING and a primary bedroom complete with a walk-in closet and private ensuite bathroom. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The FULLY FINISHED BASEMENT features a SEPARATE ENTRANCE, a welcoming family room, a second kitchen, two bedrooms, a full bathroom, and convenient laundry facilities—ideal for extended family living. Perfectly situated close to schools, shopping, parks, and public transit, this property combines comfort, flexibility, and outstanding value.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460794  |
| Price      | \$374,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,161         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1436 62 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1S8        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | No Garage         |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Suite         | Yes                                                   |
| Has Basement      | Yes                                                   |
| Basement          | Full, Finished                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Hardie Board Siding                                   |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |              |
|------------|--------------|
| Elementary | Sakaw School |
|------------|--------------|

|        |                  |
|--------|------------------|
| Middle | Riverbend School |
| High   | Riverbend School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 29           |

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Listing information last updated on October 23rd, 2025 at 9:02pm MDT