

## \$389,900 - 1506 62 Street, Edmonton

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MLS® #E4441320

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

ATTENTION INVESTORS and first time home buyers. This spacious half duplex offers 3 bedrooms and a full bath on the upper floor, featuring a bright and functional layout with plenty of natural light. The fully finished basement includes an additional bedroom, full bathroom, kitchen, and a comfortable common area. Conveniently located close to schools, shopping, parks, and public transit.

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441320      |
| Price          | \$389,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,120         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

Address 1506 62 Street



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

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Off Street Parking, On Street |
| Parking   | Rear Drive Access             |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer |
| Heating      | Forced Air-1, Natural Gas          |
| Stories      | 3                                  |
| Has Suite    | Yes                                |
| Has Basement | Yes                                |
| Basement     | Full, Finished                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Airport Nearby, Fenced, Golf Course, Public Transportation, School |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 29        |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT

