

## \$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	45

Zoning	Zone 29
Condo Fee	\$473

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