# \$369,000 - 1436 62 Street, Edmonton

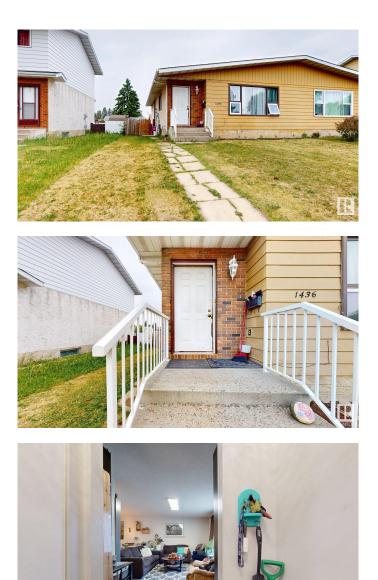
MLS® #E4445583

#### \$369,000

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, 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 facilitiesâ€"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® #	E4445583
Price	\$369,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,161

Acres	0.00
Year Built	1978
Туре	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	<b>Riverbend School</b>

#### Additional Information

Date ListedJuly 3rd, 2025Days on Market58ZoningZone 29

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Listing information last updated on August 30th, 2025 at 3:17pm MDT