

## \$179,000 - 9 1415 62 Street, Edmonton

MLS® #E4445040

**\$179,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

Great opportunity for an affordable townhouse backing onto trees and park space. This three bedroom home features laminate flooring and white kitchen cabinets. Laminate flooring throughout the main floor and carpet upstairs. Basement is partly finished. Private South facing backyard provides space to relax or kids to play. All appliances - refrigerator, stove, dishwasher, washer and dryer are included. Newer hot water tank. Assigned parking stall in front of unit. Close to schools, parks, shopping and transit. Private backyard with no neighbours behind you. Great opportunity to own a home in a well maintained complex at an affordable price!

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445040          |
| Price          | \$179,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 1415 62 Street |
| Area        | Edmonton         |
| Subdivision | Sakaw            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 4K1          |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Hot Water Natural Gas, Patio |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 12              |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$444   |

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Listing information last updated on July 12th, 2025 at 3:32pm MDT