

## \$249,900 - 1147 62 Street, Edmonton

MLS® #E4454098

**\$249,900**

4 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

**DON'T LET THE SQUARE FOOTAGE FOOL YOU - THIS IS A MUST-SEE!**

Beautifully renovated townhouse with approx 1600 SQFT OF LIVING SPACE in the sought-after BALMORAL LANE. END-UNIT that feels like a semi-detached home with ALL LEVELS FULLY FINISHED. FOUR SPACIOUS BEDROOMS (two upstairs and two downstairs) plus TWO FULL BATHROOMS. Bright, functional EAT-IN KITCHEN with ample cabinetry and STAINLESS-STEEL APPLIANCES. The inviting LIVING ROOM with STUNNING FIREPLACE opens to a PRIVATE BACKYARD for outdoor enjoyment. TWO PARKING STALLS right at the front door. Extra BASEMENT STORAGE for added convenience. PRIME LOCATION WALKING DISTANCE to schools, parks, playgrounds, shopping, and essential amenities. UPGRADES include FRESH PAINT, BRAND-NEW CARPET, BASEBOARDS, ELECTRIC FIREPLACE, and more!

Built in 1978

### Essential Information

MLS® # E4454098

Price \$249,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 822               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1147 62 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2H7        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, See Remarks |
| Parking   | 2 Outdoor Stalls                                                      |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Fireplace    | Yes                                                                                |
| Fireplaces   | Insert                                                                             |
| Stories      | 4                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                29  
Zoning                              Zone 29  
Condo Fee                        \$382

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