

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

MLS® #E4445583

**\$369,000**

5 Bedroom, 2.50 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

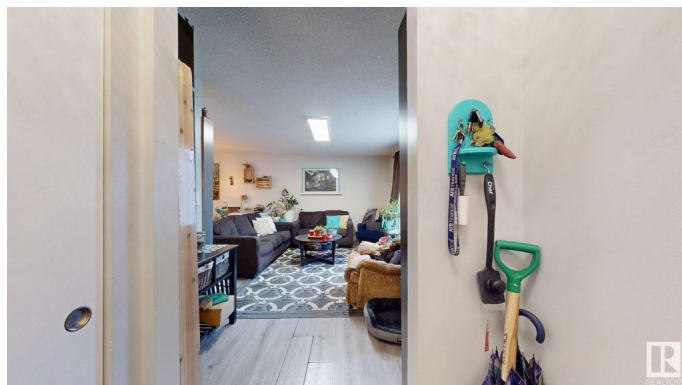
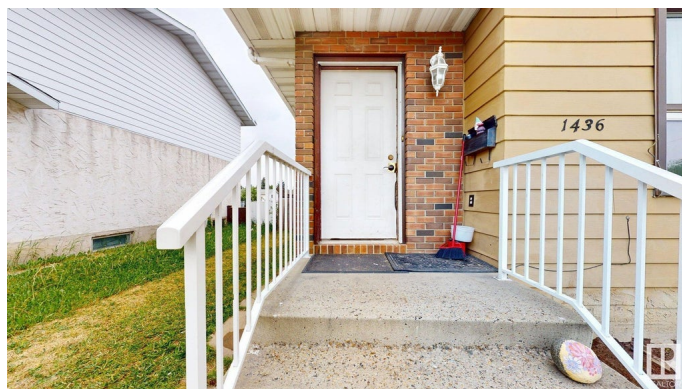
Sakaw, Edmonton, AB

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 facilities—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
Type	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	Riverbend School

High Riverbend School

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 7

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 10th, 2025 at 4:03pm MDT