

## \$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	25

Zoning	Zone 29
Condo Fee	\$444

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