

## \$249,900 - 1235 62 Street, Edmonton

MLS® #E4460883

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,142 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to Balmoral Lane ! This updated 2-storey townhouse offers 1142 sq ft of inviting living space BACKING ONTO SAKAW PARK! Upstairs you'll find a FULLY RENOVATED 4piece bath ( 2025 ), and three comfortable bedrooms all together on one level along with a huge skylight. The main floor features a spacious living room with an electric fireplace, dining area, and a RENOVATED KITCHEN with newer cabinets. Direct access is available through the back door to your PRIVATE FENCED YARD complete with red brick patio and a handy storage shed. The finished lower level adds a versatile recreational space with family room area, a wet bar, along with laundry and furnace room. MAJOR UPGRADES include FURNACE & AIR CONDITIONER ( 2024 ), SIDING, NEWER WINDOWS, HWT, FLOORING and SHINGLES. Two outdoor parking stalls complete the package. Immediate possession is available! Located close to schools, shopping and all amenities this move-in ready home offers comfort, peace of mind, and a park like lifestyle you will love !

Built in 1978

### Essential Information

MLS® # E4460883

Price \$249,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,142             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1235 62 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2H6        |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, No Animal Home, No Smoking Home, Parking-Plug-Ins, Skylight, Vinyl Windows, Wet Bar |
| Parking Spaces | 2                                                                                                                       |
| Parking        | Front Drive Access, Stall                                                                                               |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace    | Yes                                                                                                                           |
| Fireplaces   | Insert, Remote Control                                                                                                        |
| Stories      | 3                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Finished                                                                                                                |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stucco, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **School Information**

Elementary          sakaw

### **Additional Information**

Date Listed          October 4th, 2025  
Days on Market      28  
Zoning                Zone 29  
Condo Fee            \$350

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Listing information last updated on November 1st, 2025 at 1:47am MDT