

## \$178,000 - 7 1415 62 Street, Edmonton

MLS® #E4450464

**\$178,000**

3 Bedroom, 1.50 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

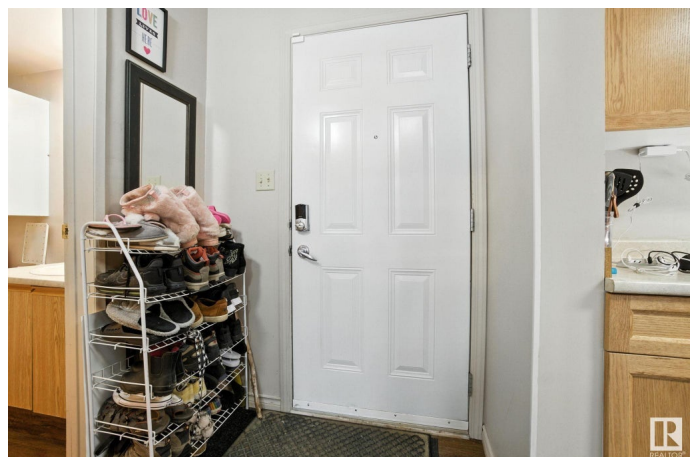
Sakaw, Edmonton, AB

The opportunity for home ownership knocks! Terrific three bedroom townhouse in great location. Main floor layout features spacious kitchen, dining area and large living room. Two piece bathroom and backdoor to private fenced yard complete the main floor. Upstairs three bedrooms and full bathroom. Basement is partially finished and offers laundry room extra space for kids to play, storage and guest room. Newer hot water tank. Arbour Glen is a well maintained complex close to schools, shopping and transit. Parking stall right in front of your home and a private, fully fenced backyard. Pet friendly complex.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450464          |
| Price          | \$178,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 980               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 1415 62 Street |
| Area        | Edmonton         |
| Subdivision | Sakaw            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 4K1          |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Patio, See Remarks |
| Parking Spaces | 1                  |
| Parking        | Stall              |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                           |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Metal                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Sakaw School           |
| Middle     | kisÅªwÅ£tisiwin School |
| High       | J. Percy Page          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |

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

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 August 2nd, 2025 at 6:47am MDT