

## \$249,500 - 1139 62 Street Nw, Edmonton

MLS® #E4446838

**\$249,500**

4 Bedroom, 2.00 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

WOW! You will be impressed by this immaculate, renovated split-level townhouse located in the highly sought-after Balmoral Lane development. Offering well maintained living space plus a fully finished third level, this end-unit feels more like a semi-detached home. It features four spacious bedrooms, two full bathrooms, and recent upgrades including fresh paint and new carpet. The eat-in kitchen is bright and functional with plenty of cabinetry, and all appliances are included. The inviting living room opens to a private backyard—perfect for outdoor relaxation. With two parking stalls conveniently located right at the front door, this home also offers extra storage space in the basement. Ideally situated just steps from schools, parks, playgrounds, and essential amenities, this unit combines comfort, convenience, and great value.

Built in 1978

### Essential Information

MLS® #	E4446838
Price	\$249,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,173



Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	1139 62 Street Nw
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2H7

### **Amenities**

Amenities	Detectors Smoke, Patio
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	Zone 29

Condo Fee                \$381

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Listing information last updated on July 12th, 2025 at 8:02pm MDT