

## \$240,000 - 1139 62 Street, Edmonton

MLS® #E4446838

**\$240,000**

4 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

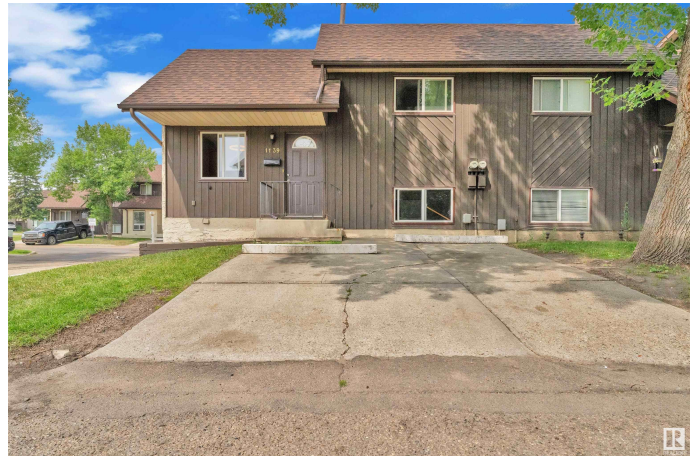
Sakaw, Edmonton, AB

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          | \$240,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 767       |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1139 62 Street |
| 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 | 75             |
| Zoning         | Zone 29        |

Condo Fee                    \$381

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