

## \$324,000 - 12936 62 Street, Edmonton

MLS® #E4440218

**\$324,000**

3 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This charming raised bungalow is full of possibilities! Featuring 2 bedrooms on the main floor and a fully finished basement with a separate entrance, second kitchen, and additional living space, it's perfectly suited for multi-generational living or an in-law suite. Enjoy the convenience of a double detached garage plus RV parking, offering plenty of room for vehicles, toys, and storage. Step outside to a private, fully fenced backyard-ideal for relaxing evenings or weekend barbecues. Located just minutes from transit, shopping, hospitals, and everyday amenities, this home offers the perfect blend of comfort, flexibility, and location. Whether you're looking to settle in or invest smartly, this property is packed with potential.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440218  |
| Price          | \$324,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 952       |
| Acres          | 0.00      |
| Year Built     | 1958      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Raised Bungalow        |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12936 62 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0T9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage |
| Parking   | Double Garage Detached, Front/Rear Drive Access, RV Parking                             |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 02        |

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Listing information last updated on June 16th, 2025 at 10:17am MDT