

## \$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
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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      1  
Zoning                Zone 29  
Condo Fee            \$350

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Listing information last updated on October 5th, 2025 at 6:17am MDT