

# \$374,000 - 1436 62 Street, Edmonton

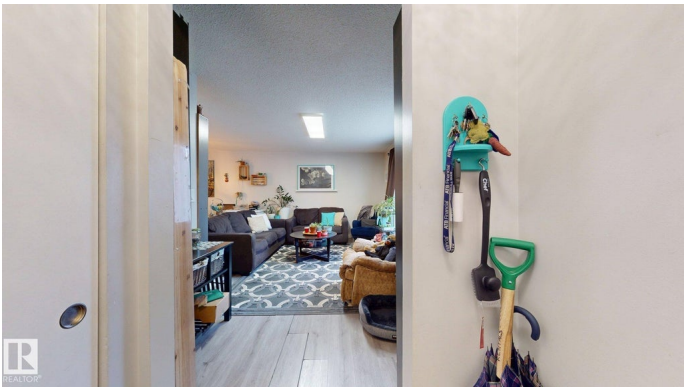
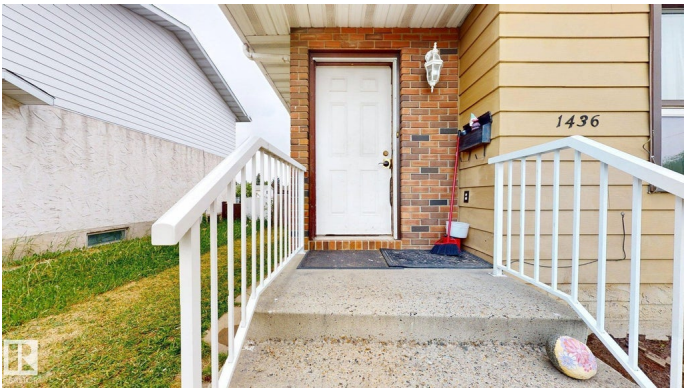
MLS® #E4460794

**\$374,000**

5 Bedroom, 2.50 Bathroom, 1,161 sqft  
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Attention Investors and First-Time Home Buyers! Discover this spacious and versatile half duplex designed to fit your lifestyle and investment goals. The main floor offers a bright, functional layout with separate living and dining areas, a well-appointed kitchen, NEW FLOORING and a primary bedroom complete with a walk-in closet and private ensuite bathroom. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The FULLY FINISHED BASEMENT features a SEPARATE ENTRANCE, a welcoming family room, a second kitchen, two bedrooms, a full bathroom, and convenient laundry facilitiesâ€”ideal for extended family living. Perfectly situated close to schools, shopping, parks, and public transit, this property combines comfort, flexibility, and outstanding value.



Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460794  |
| Price      | \$374,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,161         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1436 62 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1S8        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | No Garage         |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Suite         | Yes                                                   |
| Has Basement      | Yes                                                   |
| Basement          | Full, Finished                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Hardie Board Siding                                   |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |              |
|------------|--------------|
| Elementary | Sakaw School |
|------------|--------------|

|        |                  |
|--------|------------------|
| Middle | Riverbend School |
| High   | Riverbend School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 29           |

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Listing information last updated on October 25th, 2025 at 9:47pm MDT