

# \$399,000 - 1759 62 Street, Edmonton

MLS® #E4439038

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,223 sqft  
Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Sheltered in a peaceful, family-friendly community, youâ€™ll find this charming bungalow with classic style and endless potential. From the manicured walkway and brick façade, youâ€™ll enter the illuminated living area, dining room, and bright kitchen that invite warmth and comfort. The master suite boasts a generously tiled ensuite, creating a tranquil retreat. Step outside to a private backyard oasis, complete with a raised paver patio, serene waterfall pond, arbor draped in grapevines, raised brick garden beds and 3 beautiful plum trees. The double detached garage and parking pad provide ample space for your vehicles. With a separate entrance and a spacious basement all just steps from parks, schools, and local amenities, this home is a true gem, offering a peaceful retreat and exceptional convenience.

Built in 1978

## Essential Information

MLS® #	E4439038
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,223



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1759 62 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1M7

### **Amenities**

Amenities	Off Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Meyokumin Elementary
Middle	Holy Family Jr High

High Holy Trinity Sr High

**Additional Information**

Date Listed May 29th, 2025

Days on Market 20

Zoning Zone 29

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