

\$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
----------	---------------------

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 29
Zoning Zone 29
Condo Fee \$350

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 5:32am MST