

# \$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 21

Zoning Zone 29

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Listing information last updated on June 19th, 2025 at 1:32am MDT