

## \$389,900 - 13320 62 Street, Edmonton

MLS® #E4435176

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Beautifully UPDATED BUNGALOW located across from the Belvedere Community League, offers NEWER ROOF, 4 bedrooms, 2 baths, SECOND KITCHEN & Single Garage. You are invited in to find newer laminate flooring throughout the family sized living room filled with natural light from the picture window. The RENOVATED kitchen features plenty of updated shaker cabinets, granite counter tops & stainless steel appliances. King sized primary suite, 2 generous sized bedrooms & UPDATED 4pc main bath complement the functional layout. A separate entrance to the basement provides potential for a suite. The basement is finished with laminate flooring through the family room. Second kitchen, 4th bedroom, UPDATED 3pc bath & tons of storage complete the home. ENJOY the fenced & landscaped yard with access to the single garage. All steps away from parks, schools, transit & shopping.

Built in 1962

### Essential Information

MLS® #	E4435176
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,056
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13320 62 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0V6

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
-------------	---------------

Days on Market 1

Zoning Zone 02

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 May 9th, 2025 at 7:47pm MDT