

## \$314,900 - 12936 62 Street, Edmonton

MLS® #E4429401

**\$314,900**

3 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This charming raised bungalow offers fantastic versatility, featuring 2 bedrooms on the main floor and 1 bedroom downstairs. With a separate entrance, second kitchen, and living space, it's ideal for an in-law suite. The property includes a double detached garage with RV parking, providing plenty of space for vehicles and storage. Relax in the privacy of a fenced backyard, perfect for outdoor enjoyment. Conveniently located near transit, shopping, hospitals, and more, this home is a perfect choice for both families and savvy investors!

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429401               |
| Price          | \$314,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 952                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12936 62 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0T9         |

## Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage |
| Parking   | Double Garage Detached, Front/Rear Drive Access, RV Parking                             |

## Interior

|              |  |
|--------------|--|
| Appliances   | Alarm/Security System, Dryer, Freezer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 02         |

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Listing information last updated on May 10th, 2025 at 2:02am MDT