

Courtesy Of Jaclyn Baillie Of Century 21 Masters

## \$369,000 - 13108 62 Street, Edmonton

MLS® #E4463849

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this well-maintained 4 bedroom, 2 bath bungalow in the heart of Belvedere. The main floor offers a bright and functional layout with 3 spacious bedrooms, a full bath, and a comfortable living area that flows into the kitchen and dining space. The fully finished basement features a potential second kitchen, large family room, additional bedroom, and full bath - perfect for extended family, guests, or potential suite setup. Outside, you'll find a large fenced yard with RV parking and a double detached garage, providing plenty of space for vehicles and storage. Ideally located within walking distance to schools, parks, and the community hall, and just minutes from shopping, transit, and major roadways, this home offers both comfort and convenience in a family-friendly neighbourhood. Perfect for first-time buyers, investors, or anyone looking for versatile living space in a great location.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463849  |
| Price          | \$369,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,005     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1956                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13108 62 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0V4         |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Parking-Extra, R.V. Storage, See Remarks |
| Parking   | Double Garage Detached, RV Parking       |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas              |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | Full, Finished                         |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 02            |

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Listing information last updated on October 31st, 2025 at 7:32pm MDT