

## \$449,000 - 13408 62st, Edmonton

MLS® #E4435480

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

DETACHED SINGLE FAMILY. These 3 bedrooms and 2.5-bathroom home has a perfectly designed floor plan, for young families, down sizers and anyone looking to start a family or savvy investors. Walking distance to school and belvedere LRT Station. Up on entry u will see very spacious living with TV nook, gas fireplace. Contemporary style kitchen overlooking living room, dark brown kitchen cabinets with beautiful lighting. second floor features 3 spacious bedrooms ,including master bedroom with 4 piece ensuite and walk in closet .

Built in 2006

### Essential Information

MLS® #	E4435480
Price	\$449,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey



Status	Active
--------	--------

### Community Information

Address	13408 62st
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0V7

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Log, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Log, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	38
Zoning	Zone 02
Condo Fee	\$50

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 June 16th, 2025 at 2:48pm MDT