

## \$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	26
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 2nd, 2025 at 8:17am MDT