

## \$449,444 - 1751 62 Street, Edmonton

MLS® #E4433836

**\$449,444**

4 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

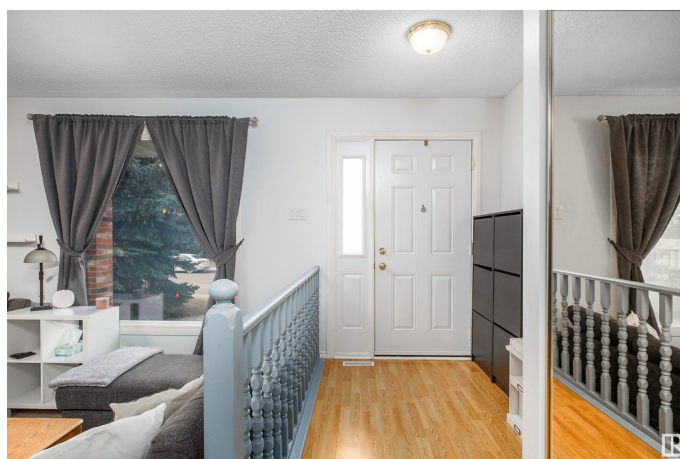
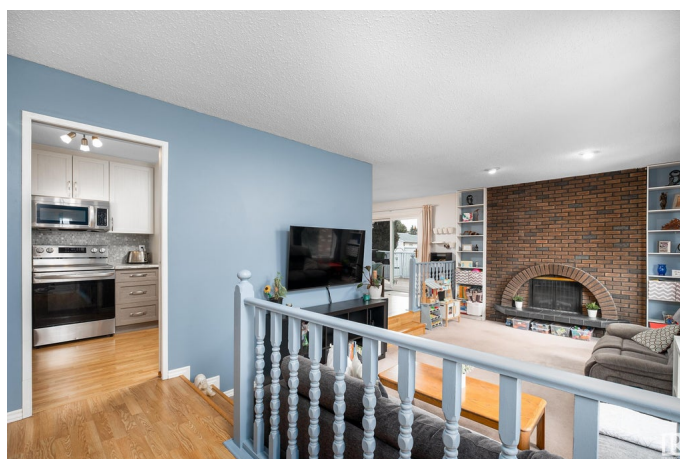
Meyokumin, Edmonton, AB

Welcome to this beautifully updated bungalow in Meyokumin—a perfect blend of comfort, space, and functionality. A spacious entryway leads into a sunken living room with a charming brick fireplace and electric insert, ideal for cozy gatherings. A dedicated dining area connects seamlessly to the renovated kitchen, offering ample cupboard and counter space, plus patio doors that open to a deck—perfect for outdoor dining. The main level features a primary bedroom with 2pc ensuite, two additional beds, and 4pc bath. A standout feature is the finished basement with a separate entrance, 2nd kitchen, 2nd laundry —ideal for multi-generational families or with a few more modifications it can be turned into a legal suite. Whether first-time buyers, a growing family, or seeking a great investment, this home is a must-see!

Built in 1978

### Essential Information

MLS® #	E4433836
Price	\$449,444
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,225



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1751 62 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1M7

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      1  
Zoning                Zone 29

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