

## \$389,900 - 13320 62 Street, Edmonton

MLS® #E4435176

### \$389,900

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

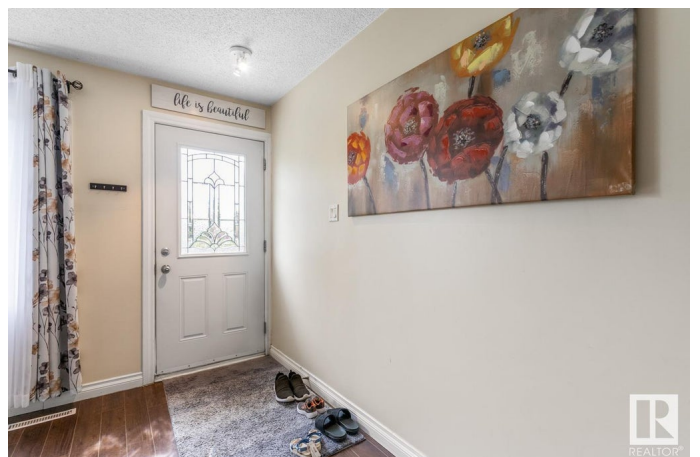
Belvedere, Edmonton, AB

Beautifully UPDATED BUNGALOW located across from the Belvedere Community League, offers NEWER ROOF, 4 bedrooms, 2 baths, SECOND KITCHEN & Single Garage. You are invited in to find newer laminate flooring throughout the family sized living room filled with natural light from the picture window. The RENOVATED kitchen features plenty of updated shaker cabinets, granite counter tops & stainless steel appliances. King sized primary suite, 2 generous sized bedrooms & UPDATED 4pc main bath complement the functional layout. A separate entrance to the basement provides potential for a suite. The basement is finished with laminate flooring through the family room. Second kitchen, 4th bedroom, UPDATED 3pc bath & tons of storage complete the home. ENJOY the fenced & landscaped yard with access to the single garage. All steps away from parks, schools, transit & shopping.

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435176  |
| Price      | \$389,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13320 62 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0V6         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks |
| Parking   | Single Garage Detached           |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Stories      | 2                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

### Exterior

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

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 1

Zoning Zone 02

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Listing information last updated on May 9th, 2025 at 7:32pm MDT