

## \$475,000 - 132 62 Street, Edmonton

MLS® #E4436470

**\$475,000**

5 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

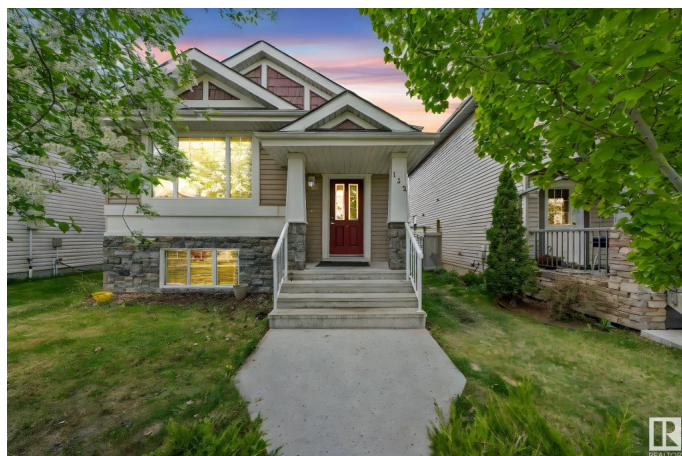
Charlesworth, Edmonton, AB

Welcome to this beautifully maintained bi-level single-family home located in the highly sought-after community of Charlesworth. Offering 1,139 square feet on the main floor, this home features three spacious bedrooms, a full bathroom, a bright living area, dining area and a functional kitchen with ample cabinet space. The fully finished basement with separate entrance adds tremendous value, complete with two additional bedrooms, a full bathroom, a second kitchen, and a cozy living area - perfect for extended family. A double detached garage provides ample parking and storage. Ideally situated close to all major amenities, including parks, schools, shopping, restaurants and public transportation, this home is ideal for growing families or investors alike.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436470  |
| Price          | \$475,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,139     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 132 62 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0B9       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Picnic Area, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 53        |

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Listing information last updated on May 18th, 2025 at 3:47am MDT