

## \$379,900 - 1924 62 Street, Edmonton

MLS® #E4445714

**\$379,900**

3 Bedroom, 1.50 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

An amazing opportunity awaits - Perfect for first-time buyers or investors, this well-maintained 1129 ft2 3-bedroom, 1.5-bath home is located in the family-friendly community of Meyokumin. Just steps from Schools, Parks, Bus stop, Mill Woods Towne Centre, Groceries, and ALL Amenities. The home features an open and functional main floor plan with large windows that fill the space with natural light. Recent upgrades include a New ROOF, SOFFITS, EAVESTROUGHS, and fresh exterior PAINT that give the home excellent curb appeal. The unfinished basement includes a rough-in for a future bathroom and offers great potential for a Secondary Suite. The massive backyard (650 m2) provides space for a HUGE future garage (big enough for a triple) a garden, AND a play/recreation area AND RV PARKING TOO! You won't find a better opportunity in an established neighborhood. New Alleys went in last year. A smart investment in a great location don't miss it! Some pictures are virtually staged

Built in 1980

### Essential Information

MLS® # E4445714

Price \$379,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1924 62 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1L9

### **Amenities**

Amenities	Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, Parking-Extra, Parking-Visitor, R.V. Storage, See Remarks
Parking	No Garage, Rear Drive Access, RV Parking, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 29

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 July 5th, 2025 at 8:32am MDT