

## \$324,000 - 12936 62 Street, Edmonton

MLS® #E4440218

**\$324,000**

3 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This charming raised bungalow is full of possibilities! Featuring 2 bedrooms on the main floor and a fully finished basement with a separate entrance, second kitchen, and additional living space, it's perfectly suited for multi-generational living or an in-law suite. Enjoy the convenience of a double detached garage plus RV parking, offering plenty of room for vehicles, toys, and storage. Step outside to a private, fully fenced backyard-ideal for relaxing evenings or weekend barbecues. Located just minutes from transit, shopping, hospitals, and everyday amenities, this home offers the perfect blend of comfort, flexibility, and location. Whether you're looking to settle in or invest smartly, this property is packed with potential.

Built in 1958

### Essential Information

MLS® #	E4440218
Price	\$324,000
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	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	June 4th, 2025
Days on Market	12
Zoning	Zone 02

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