

## \$449,000 - 13216 62 Street, Edmonton

MLS® #E4464708

**\$449,000**

5 Bedroom, 2.50 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Kids can walk to school! Facing the park! Downstairs suite! Outdoor arena going in across the road! This significantly updated 5-bed, 3-bath home faces green space & includes a 2-bed secondary suite grandfathered in by the City of Edmonton. The main floor has been opened up! Dining room features a beautiful floor-to-ceiling window, & flows openly into a spacious living room with park views, & to the refreshed kitchen, which features newer cabinets & counters, a large electrified island, plus a sink window overlooking the yard. Rear separate entrance. Step out to an impressive flagstone patio, fenced lawn, & double garage. Layout: 3 bedrooms up; 2 bedrooms down, with a full 2nd kitchen, dining, living room, shared lockable laundry, & a private rear entrance—perfect for renters or a generational family. Extras you™ll love: newer sidewalks, a quiet, walkable street, lush perennials & CURB APPEAL! Minutes to Bus, Light Rail Transit, Schools, & Shopping. Smart, stylish, and move-in ready. Location is superb!

Built in 1964

### Essential Information

MLS® # E4464708

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,245                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13216 62 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0V6         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Extra, Patio |
| Parking   | Double Garage Detached                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                               |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 02            |

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 November 5th, 2025 at 7:17am MST