

## \$449,444 - 1751 62 Street, Edmonton

MLS® #E4433836

**\$449,444**

4 Bedroom, 2.50 Bathroom, 1,225 sqft  
Single Family on 0.00 Acres

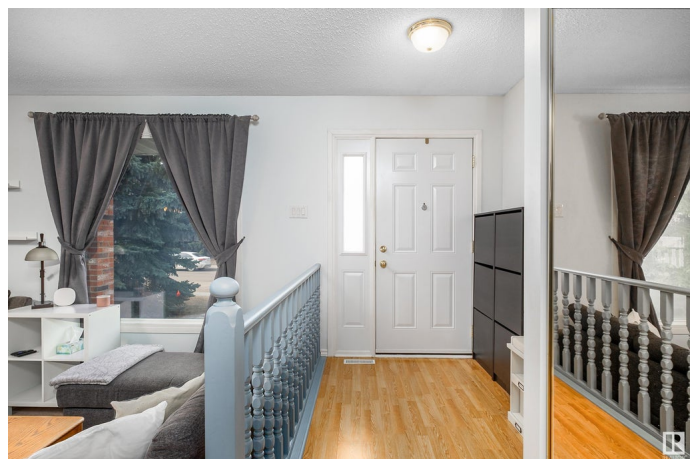
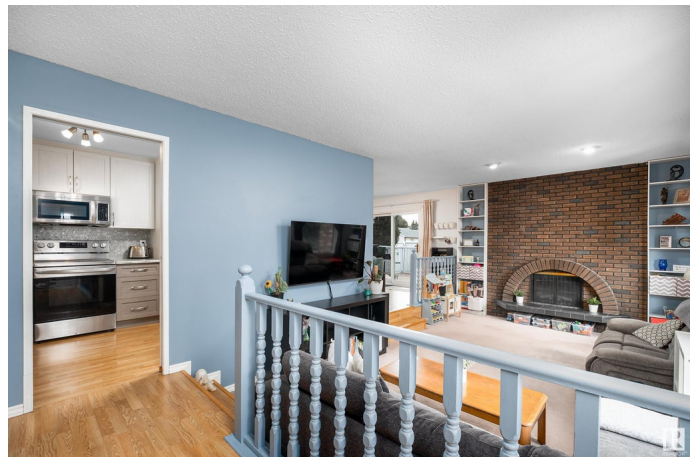
Meyokumin, Edmonton, AB

Welcome to this beautifully updated bungalow in Meyokumin—a perfect blend of comfort, space, and functionality. A spacious entryway leads into a sunken living room with a charming brick fireplace and electric insert, ideal for cozy gatherings. A dedicated dining area connects seamlessly to the renovated kitchen, offering ample cupboard and counter space, plus patio doors that open to a deck—perfect for outdoor dining. The main level features a primary bedroom with 2pc ensuite, two additional beds, and 4pc bath. A standout feature is the finished basement with a separate entrance, 2nd kitchen, 2nd laundry —ideal for multi-generational families or with a few more modifications it can be turned into a legal suite. Whether first-time buyers, a growing family, or seeking a great investment, this home is a must-see!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433836  |
| Price          | \$449,444 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,225     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1751 62 Street |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1M7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

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

**Additional Information**

Date Listed            May 1st, 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 May 3rd, 2025 at 1:02am MDT