

\$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 non-permitted suite! Outdoor arena going in across the way! This significantly updated 5-bed, 3-bath home faces green space. 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, separate lockable laundry, & a private rear entrance - perfect for 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	7
Zoning	Zone 02

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Listing information last updated on November 11th, 2025 at 3:32pm MST