

Courtesy Of Brenda L King Of KIC Realty

## \$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  
youâ€™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 5  
Zoning Zone 02

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