

## \$85,000 - 7 9750 62 Street, Edmonton

MLS® #E4417582

**\$85,000**

2 Bedroom, 1.00 Bathroom, 826 sqft  
Condo / Townhouse on 0.00 Acres

Ottewell, Edmonton, AB

This delightful 2-bedroom condo offers a cozy and affordable entry into the real estate market or a smart investment opportunity. Located on the 2nd floor, the functional layout features in-suite storage and a thoughtful design throughout. The kitchen boasts ample cupboard space and a sunny breakfast nook, perfect for starting your day. Relax in the spacious living room with large windows and access to a private balcony overlooking lush greenspace. The oversized master bedroom comfortably fits a king-sized bed and includes a generous closet. The second bedroom is ideal as a cozy home office, hobby room, or guest space. Conveniently situated across from major shopping, within walking distance to schools, and located on a main bus route, this condo is perfectly positioned. This cozy gem is a must-see just minutes from King's College and a quick 10-minute commute to downtown. Incredible value awaits—don't miss out!

Built in 1962

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4417582 |
| Price     | \$85,000 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 826                    |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7 9750 62 Street |
| Area        | Edmonton         |
| Subdivision | Ottewell         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 1P6          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking   | Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                         |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement                              |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 64                |
| Zoning         | Zone 18           |
| Condo Fee      | \$496             |

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