

## \$249,900 - 62 1820 56 Street, Edmonton

MLS® #E4431332

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,247 sqft  
Condo / Townhouse on 0.00 Acres

Meyokumin, Edmonton, AB

Fantastic starter family home. 3-beds, with balcony off master bed, 1.5 baths, finished basement w/flex room. Want to walk your kids to school, this home backs Meyokumin elementary school with coveted Cogito Academic program as well as St Richards Catholic elementary with Green STEM Academy both with playgrounds minutes to your home. Well maintained through the years, this unit has new HWT, high end silent dishwasher and new weeping tile installed for your peace of mind. Great opportunity to buy into a very low risk building with new vinyl siding, windows, patio's, patio doors, balconies and fences. Most major items upgraded and ready for a new family to make it their home. Close to Grey Nuns Hospital, Millwoods transit and grocery stores all within 5-10 min.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431332  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,247     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1981              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 62 1820 56 Street |
| Area        | Edmonton          |
| Subdivision | Meyokumin         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5L4           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Natural Gas |
| Parking   | Stall                                  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 29 |
| Condo Fee      | \$404   |

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Listing information last updated on April 19th, 2025 at 9:17am MDT