

## \$85,000 - 3 9750 62 Street, Edmonton

MLS® #E4432672

**\$85,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to Shalimar Plaza!! This MOVE-IN READY 2-bedroom, 1-bath condo is perfect for first-time buyers, young professionals, or anyone looking for a great INVESTMENT. Located on the Main Floor with IN-SUITE STORAGE. The kitchen offers plenty of cupboard space and a cozy breakfast nook. The spacious living room features LARGE WINDOWS that fill the space with plenty of NATURAL LIGHT. The master bedroom can easily fit a massive bed, and the second bedroom is ideal for a guest room or home office. There's a condo LAUNDRY room just down the hall from the unit & you even have your own PARKING stall!!! Located in a PRIME AREA, just minutes away from King's University. You'll be WALKING DISTANCE from shopping, restaurants, and major BUS ROUTES. With DOWNTOWN only a 10 MINUTE commute away. This well-maintained condo offers EXCELLENT VALUE and is a must-seeâ€”don't miss out on this fantastic OPPORTUNITY!

Built in 1962

### Essential Information

MLS® # E4432672

Price \$85,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 9750 62 Street |
| Area        | Edmonton         |
| Subdivision | Ottewell         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 1P6          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Intercom, No Animal Home, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 18          |
| Condo Fee      | \$479            |

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Listing information last updated on April 27th, 2025 at 1:32am MDT