

\$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 | 8 |
| Zoning | Zone 18 |
| Condo Fee | \$479 |

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