

## **\$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	12
Zoning	Zone 18
Condo Fee	\$479

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