

## \$639,000 - 17007 62 Street, Edmonton

MLS® #E4455481

**\$639,000**

4 Bedroom, 3.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful custom-built 2-storey offering 1,926 sq. ft. with a secondary suite entrance. The main floor features an open-concept layout with maple kitchen cabinetry, granite countertops, stainless steel appliances, and a cozy fireplace in the great room. Upstairs boasts 3 bedrooms, a bonus room, and a spacious primary suite with a 5-piece ensuite. 9'ceilings on both main and basement levels add to the open feel. The basement features a 1-bedroom suite with a living room, full kitchen, laundry facilities, and storage—ideal for generating rental income. The garage is insulated, drywalled, textured, and painted. Enjoy west-facing sunsets in the large backyard. Schools and parks within walking distance!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455481  |
| Price          | \$639,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,927     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17007 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2V9         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                                          |
| Stories           | 3                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

Date Listed            August 30th, 2025  
Days on Market      65  
Zoning                Zone 03

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