

## \$675,000 - 17203 62 Street, Edmonton

MLS® #E4435498

**\$675,000**

6 Bedroom, 4.00 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Turnkey opportunity with a 2 BEDROOM LEGAL BASEMENT SUITE in McConachie! With around 3,164 sq. ft. of living space, this 2-storey home with DOUBLE ATTACHED GARAGE offers 6 bedrooms and 4 bathrooms. Main floor features a bright open living room with large windows and electric fireplace, dining area and a modern kitchen with stainless steel appliances, big island, walk-through pantry and laundry access. A full bath and bedroom on the main floor provide convenience and flexibility for guests or extended family. Upstairs offers 3 bedrooms and 2 full bathrooms including a serene master retreat featuring a 5pc ensuite and walk-in closet. Enjoy outdoor living on the full-size deck. A standout feature is the fully finished legal 2-bedroom basement suite with private entrance, ideal for rental income or multigenerational living. The suite boasts a sleek kitchen with stainless steel appliances, full bath, in-suite laundry, and upscale finishes. Prime location near transit, schools, shopping, and parks.

Built in 2018

### Essential Information

MLS® # E4435498

Price \$675,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,235
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17203 62 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3V5

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 16th, 2025 at 4:47am MDT