

## \$549,900 - 17912 62 Street, Edmonton

MLS® #E4431727

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Corner lot! This charming 4 bedroom+den fully finished home built by award winning builder Montorio Homes offers opulence & value like no other. Fully upgraded throughout in show home fashion, this home shows better than new & has been tastefully customized with on all 3 finished levels with a timeless touch. Its open & bright main level includes a den/office overlooking the front veranda, 1/2 bath, open concept layout connecting a gorgeous white kitchen w/ black stainless steel appliances, a warm dining nook & an open & wide living room w/ soaring windows to a back yard view. Upstairs, find your luxury primary retreat which includes a massive bedroom, walk in closet & 5 piece ensuite w/ dual vanity & full glass shower. Another 2 generous sized bedrooms, full bath & laundry finish the upper level. Its professionally developed basement offers a rec area, 4th bedroom & 4-piece bath. In the backyard oasis, a large deck, beautiful landscaping and a double garage await. A/C, blinds & more. Truly turn key!

Built in 2020

### Essential Information

MLS® # E4431727

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,465                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17912 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Z4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 03          |

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Listing information last updated on May 1st, 2025 at 9:47pm MDT