

\$540,000 - 9403 62 Street, Edmonton

MLS® #E4463572

\$540,000

4 Bedroom, 3.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome Home to this well-designed 4-level split, perfectly situated on a desirable corner lot directly across from the beautiful Ottewell park. The open concept main floor living area is highlighted by a stunning floor to ceiling, stone facing-wood burning fireplace, vaulted ceilings & an abundance of windows overlooking the park. The kitchen offers plenty of cabinet and counter space with a large window overlooking the backyard. This home offers 3 bedrooms upstairs with a 3 pc ensuite bathroom off the primary. The lower level has an additional living room, a spacious bedroom and 3 pc bathroom. Head to the basement where there is another family room, laundry and storage area. In addition to the double attached, heated garage, the corner lot offers exceptional functionality with RV parking, providing flexibility for extra vehicles, recreational toys, or additional yard space. Updates include: newer central a/c, roof, insulation, parging, Exterior paint, storm doors, fridge, & microwave.

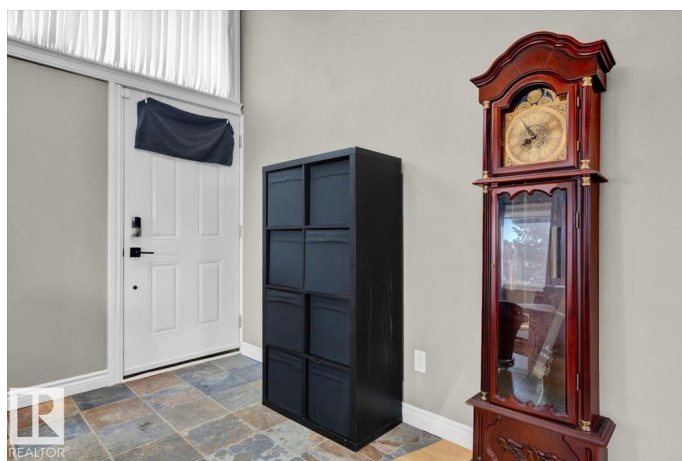
Built in 1962

Essential Information

MLS® # E4463572

Price \$540,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	9403 62 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1P3

Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached, Heated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Block, Concrete Perimeter

School Information

Elementary	Clara Tyber/St. Brendan
Middle	Ottewell/St. Brendan
High	McNally/Austin O'Brien

Additional Information

Date Listed	October 26th, 2025
Days on Market	5
Zoning	Zone 18

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 October 31st, 2025 at 12:32pm MDT