

## **\$729,000 - 16737 62 Street, Edmonton**

MLS® #E4436344

**\$729,000**

7 Bedroom, 4.00 Bathroom, 2,600 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautifully maintained 2-storey home with 7 bedrooms and nearly 3,800 sq ft of living space including a FULLY FINISHED BASEMENT LEGAL SUITE with SEPARATE ENTRANCE! Located across from a park and near a school. The basement offers 2 large bedrooms, second kitchen, separate entrance, 2nd laundry, and separate furnace. Main floor features include granite countertops, stainless steel appliances, spacious cabinetry, a bedroom and full bath ideal for guests or seniors, plus convenient main-floor laundry. Stunning "open to below" living room with large windows, maple railing, and custom chrome spindles. Upstairs boasts 4 bedrooms and 2 full bathrooms including a spacious primary with walk-in closet and spa-like ensuite with jetted tub, shower, and double sinks. Bonus room and another full bath upstairs. Upgrades include: 2 furnaces, water softener, crown moulding, ceiling detailing, custom blinds, crystal chandeliers, and more. Move-in ready with exceptional functionality and style.

Built in 2015

### **Essential Information**

MLS® # E4436344

Price \$729,000



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,600
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16737 62 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Z7

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds
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, Stucco

Exterior Features      Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Soraya Hafez School

Middle                      Londonderry School

High                         M. E. LaZerte School

**Additional Information**

Date Listed                May 13th, 2025

Days on Market        33

Zoning                      Zone 03

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