

## \$350,000 - 603 62 Street, Edmonton

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MLS® #E4446992

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Looking for a MASSIVE YARD at a GREAT PRICE? Then look no further! This 2 BEDROOM, 2-1/2 BATH, 2 storey 1½ duplex with SINGLE ATTACHED GARAGE features a FANTASTIC OPEN-CONCEPT FLOOR-PLAN and CENTRAL AIR CONDITIONING on a CORNER LOT with enough side-street parking to park even the largest motorhome/RV! The home features LAMINATE FLOORING, 2 LARGE PRIMARY SUITES and LOTS OF CLOSET SPACE, a GAS FIREPLACE, LOTS OF WINDOWS, FANTASTIC DÉCOR & COLOURS, a FULLY FINISHED (AND TASTEFULLY DONE) BASEMENT plus a PRIVATE EAST-FACING DECK with COMPOSITE DECKING to enjoy those morning coffee™s! Need a THIRD BEDROOM? With very little work.... it could be added to the basement! Located in Charlesworth and only a few minutes away from Anthony Henday make commuting an absolute breeze!!!



Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446992  |
| Price     | \$350,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,073         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 603 62 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G1       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Single Garage Attached                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 53         |

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Listing information last updated on July 28th, 2025 at 12:03pm MDT