

## \$439,900 - 17648 62 Street, Edmonton

MLS® #E4460649

**\$439,900**

2 Bedroom, 2.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

PERFECT FAMILY HOME in MCCONACHIE w/ 1,315.58 sq.ft. of developed living space, 2 PRIMARY BEDROOMS, 2.5 BATHS, a DETACHED DOUBLE GARAGE & FULLY FENCED BACKYARD. The main floor presents an OPEN CONCEPT w/ large KITCHEN + MASSIVE ISLAND + BREAKFAST NOOK + STAINLESS STEEL APPLIANCES, an extendable dining area, a cozy living room w/ LARGE WINDOWS that let in plenty of light, & a 2PC BATH. Upstairs youâ€™ll find not one but TWO PRIMARY BEDROOMS each w/ its own 4pc ENSUITE & ample closet space, plus UPSTAIRS LAUNDRY for added convenience. The basement is UNFINISHED & ready for your personal touch. Located close to all the amenities you can think of including GROCERY STORES, BANKS, CAFES, PARKS, RESTAURANTS, SCHOOLS, & PUBLIC TRANSIT. Easy access to Manning Drive & the ANTHONY HENDAY.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460649  |
| Price     | \$439,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,316                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17648 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B8         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | On Street Parking, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

Date Listed           October 3rd, 2025  
Days on Market     18  
Zoning                Zone 03

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