

## \$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          34

Zoning                      Zone 03

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Listing information last updated on June 16th, 2025 at 6:17am MDT