

## \$699,000 - 17014 62 Street, Edmonton

MLS® #E4448543

**\$699,000**

6 Bedroom, 4.00 Bathroom, 2,548 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Modern, Spacious & Income-Generating â€” This McConachie Gem Has It All! Welcome to this exceptional 7-bedroom, 4-bathroom home nestled in the sought-after McConachie community. Blending comfort, style, and functionality, this property is perfect for large families or savvy investors. Step into a bright and airy open-concept main floor featuring a generous living space, a modern kitchen with sleek countertops, stainless steel appliances, and plenty of storage â€” plus a spacious bedroom and full bathroom, ideal for guests or multi-generational living. Upstairs, the luxurious master suite offers a spa-inspired 5-piece ensuite, while three more sizable bedrooms and a double-vanity bathroom make busy mornings a breeze. The fully legal 2-bedroom basement suite â€” currently rented for \$1,300/month â€” adds incredible value and rental income potential. Enjoy year-round comfort with central air conditioning, cost-saving solar panels, and the bonus of a storage shed in the fully fenced backyard with convenient alle

Built in 2018

### Essential Information

MLS® # E4448543

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,548                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17014 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2V9         |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, See Remarks, Solar Equipment |
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 03         |

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Listing information last updated on August 4th, 2025 at 2:17am MDT