

## \$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	1
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 7:47am MDT