

# \$499,098 - 17916 62 Street, Edmonton

MLS® #E4456997

## \$499,098

3 Bedroom, 2.50 Bathroom, 1,474 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Located in the desirable community of McConachie, this well-maintained home feels just like new and showcases true pride of ownership. The main floor features a bright open-concept layout, perfect for family gatherings or entertaining guests. Upstairs, youâ€™ll find 3 spacious bedrooms and 2 full bathrooms, offering comfort and convenience for the whole family. A side separate entrance provides excellent potential for future development, while the fully landscaped yard adds curb appeal and outdoor enjoyment. Completing the property is a double detached garage, providing both parking and storage. Ideally situated close to schools, parks, shopping, and all amenities, this home is a perfect blend of style, function, and location.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456997  |
| Price          | \$499,098 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,474     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17916 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Z4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                              |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 40                  |

## Zoning

## Zone 03

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Listing information last updated on October 18th, 2025 at 11:32pm MDT