

## \$499,999 - 17939 62 Street, Edmonton

MLS® #E4429752

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom gem in the sought-after and rapidly growing community of McConachie. From the moment you step inside, you'll fall in love with the bright, open-concept layout that offers seamless sight lines from the front of the home to the back. The spacious living room and kitchen are perfect for entertaining, featuring large windows that flood the space with natural light, a stainless steel appliance package, and ample cabinet space for all your storage needs. Upstairs, you'll find a generous bonus room—ideal for a family lounge, home office, or playroom—along with two well-sized secondary bedrooms and a modern 4-piece bathroom. The luxurious primary suite offers a large walk-in closet and a private ensuite that's perfect for unwinding at the end of the day. Enjoy summer BBQs on the concrete patio in your fully fenced backyard, and stay cool all season with central A/C. The double garage provides plenty of room for vehicles and storage. Don't miss out!

Built in 2021

### Essential Information

MLS® # E4429752

Price \$499,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,749                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17939 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A6         |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                                                                                                          |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Vinyl, Hardie Board Siding |
|----------|----------------------------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                               |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 03         |

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Listing information last updated on April 19th, 2025 at 5:02am MDT