

## \$699,900 - 16711 62 Street, Edmonton

MLS® #E4437264

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,683 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this exceptional CORNER LOT home in McConachie, featuring a TRIPLE ATTACHED GARAGE and impressive upgrades throughout. Boasting 5 bedrooms, 3 full bathrooms, and 2 LIVING ROOMS - ONE WITH OPEN TO ABOVE CEILING—this home offers both luxury and functionality. The main floor includes a bedroom and full bath, perfect for guests or multigenerational living. The gourmet kitchen is outfitted with modern MDF shelving and high-end stainless steel appliances. Additional highlights include a SEPARATE ENTRANCE TO BASEMENT, CENTRAL VACCUM, acrylic STUCCO exterior, and upper-floor laundry. THE SELLER HAS ALREADY INSTALLED THE 2 FURNACES , The fully landscaped and fenced yard completes this move-in ready property. Ideal for large or growing families—this home is a true gem!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437264  |
| Price          | \$699,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,683     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16711 62 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0B6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Triple Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 18th, 2025 |
|-------------|----------------|

Days on Market 87

Zoning Zone 03

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