

Courtesy Of Thomas Jereniuk Of Rimrock Real Estate

## \$439,900 - 17648 62 Street, Edmonton

MLS® #E4460649

**\$439,900**

2 Bedroom, 2.50 Bathroom, 1,316 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

PERFECT FAMILY HOME in MCCONACHIE w/ 1,315.58 sq.ft. of developed living space, 2 PRIMARY BEDROOMS, 2.5 BATHS, a DETACHED DOUBLE GARAGE & FULLY FENCED BACKYARD. The main floor presents an OPEN CONCEPT w/ large KITCHEN + MASSIVE ISLAND + BREAKFAST NOOK + STAINLESS STEEL APPLIANCES, an extendable dining area, a cozy living room w/ LARGE WINDOWS that let in plenty of light, & a 2PC BATH. Upstairs youâ€™ll find not one but TWO PRIMARY BEDROOMS each w/ its own 4pc ENSUITE & ample closet space, plus UPSTAIRS LAUNDRY for added convenience. The basement is UNFINISHED & ready for your personal touch. Located close to all the amenities you can think of including GROCERY STORES, BANKS, CAFES, PARKS, RESTAURANTS, SCHOOLS, & PUBLIC TRANSIT. Easy access to Manning Drive & the ANTHONY HENDAY.

Built in 2021

### Essential Information

MLS® #	E4460649
Price	\$439,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17648 62 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B8

### **Amenities**

Amenities	On Street Parking, No Smoking Home, HRV System
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 3rd, 2025

Days on Market      12

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 October 15th, 2025 at 1:02am MDT