

## \$350,000 - 603 62 Street, Edmonton

MLS® #E4446992

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Looking for a MASSIVE YARD at a GREAT PRICE? Then look no further! This 2 BEDROOM, 2-1/2 BATH, 2 storey 1½ duplex with SINGLE ATTACHED GARAGE features a FANTASTIC OPEN-CONCEPT FLOOR-PLAN and CENTRAL AIR CONDITIONING on a CORNER LOT with enough side-street parking to park even the largest motorhome/RV! The home features LAMINATE FLOORING, 2 LARGE PRIMARY SUITES and LOTS OF CLOSET SPACE, a GAS FIREPLACE, LOTS OF WINDOWS, FANTASTIC DÉCOR & COLOURS, a FULLY FINISHED (AND TASTEFULLY DONE) BASEMENT plus a PRIVATE EAST-FACING DECK with COMPOSITE DECKING to enjoy those morning coffee™s! Need a THIRD BEDROOM? With very little work.... it could be added to the basement! Located in Charlesworth and only a few minutes away from Anthony Henday make commuting an absolute breeze!!!

Built in 2007

### Essential Information

MLS® #	E4446992
Price	\$350,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	603 62 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G1

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	2
Zoning	Zone 53

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