

\$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

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 July 12th, 2025 at 4:02am MDT