

## \$449,900 - 3940 62 Street, Edmonton

MLS® #E4448766

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this spacious four-level split backing onto the beautiful Mill Woods Golf Course! This well-maintained home offers incredible space for a growing family in a prime location. Enter from the side of the home into a bright and welcoming kitchen and living area, perfect for family gatherings. Upstairs youâ€™ll find 3 comfortable bedrooms + 4 pce bath. The primary bedroom has upper patio access with golf course views from all bedrooms. The lower level features a family room complete with a brick-surround fireplace â€™ and french doors that open to the hottub room. This level also contains a 4 pce bathroom, 4th bedroom. Step down to the 4th level with 2 sound proof music rooms. This level boasts a newer furnace, loads of storage and a 4th bedroom. Enjoy the peaceful views of the golf course right from your backyard. The detached garage offers extra parking and storage, Private yard and the property is ideally located close to schools, shopping, parks, and major roadways. New Roof done in 2024.

Built in 1978

### Essential Information

MLS® # E4448766

Price \$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3940 62 Street
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1A6

### Amenities

Amenities	Sunroom
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	7
Zoning	Zone 29

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