

## \$540,000 - 9403 62 Street, Edmonton

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MLS® #E4463572

**\$540,000**

4 Bedroom, 3.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome Home to this well-designed 4-level split, perfectly situated on a desirable corner lot directly across from the beautiful Ottewell park. The open concept main floor living area is highlighted by a stunning floor to ceiling, stone facing-wood burning fireplace, vaulted ceilings & an abundance of windows overlooking the park. The kitchen offers plenty of cabinet and counter space with a large window overlooking the backyard. This home offers 3 bedrooms upstairs with a 3 pc ensuite bathroom off the primary. The lower level has an additional living room, a spacious bedroom and 3 pc bathroom. Head to the basement where there is another family room, laundry and storage area. In addition to the double attached, heated garage, the corner lot offers exceptional functionality with RV parking, providing flexibility for extra vehicles, recreational toys, or additional yard space. Updates include: newer central a/c, roof, insulation, parking, Exterior paint, storm doors, fridge, & microwave.

Built in 1962

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463572  |
| Price    | \$540,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9403 62 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1P3        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner                                        |
| Parking   | Double Garage Attached, Heated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, 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 | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Stucco              |
| Foundation   | Block, Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Clara Tyber/St. Brendan |
| Middle     | Ottewell/St. Brendan    |
| High       | McNally/Austin O'Brien  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 18            |

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Listing information last updated on November 3rd, 2025 at 5:02pm MST