

## \$519,000 - 9219 62 Street, Edmonton

MLS® #E4443418

**\$519,000**

4 Bedroom, 2.00 Bathroom, 1,182 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

With over 2200 SF of finished living space on a 7900 SF lot in idyllic Ottewell, this well maintained home has everything a growing family needs! The living and dining areas are open with lots of daylight coming through the large windows. The kitchen has been updated with undermount lighting, granite countertops and loads of cabinet space. 3 bedrooms and a 4pc bathroom complete this floor. Downstairs you will find a large rec room perfect for movie and games nights. A 4th bedroom and another full bath make this the ideal space for guests and growing families. Outside you will find a large deck overlooking the enormous backyard, great for BBQing, gardening and letting kids and pets play. The heated and insulated 23'x23' double garage is perfect for a home gym or storing your cars, tools and toys. There have been many upgrades over the years including stucco exterior with insulation foam wrap, upgraded attic insulation, concrete walks and windows. This is the family home you've been waiting for!

Built in 1961

### Essential Information

MLS® # E4443418

Price \$519,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9219 62 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1N9

### Amenities

Amenities	Deck, No Smoking Home, Patio
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 20th, 2025  
Days on Market      4  
Zoning                Zone 18

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