

## \$534,900 - 10403 62 Street, Edmonton

MLS® #E4459852

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

Charming and unique, with curb appeal from every angle! This Cape Cod classic greets you with a sunny south-facing verandah and welcomes you inside to oak hardwood flooring, and classic style with a central staircase and large windows - even a clawfoot tub in the spacious upper bathroom. There are two bedrooms on the main floor; upstairs are two more bedrooms, each with its own dormer, bench seating and great views. Originally a bungalow, the second storey was added by previous owners in the 1990's. The current owners added a new oversized double garage with 220 wiring, updated the electrical panel, rebuilt the fence (2010). The furnace and HWT were replaced in 2018, shingles in 2016, and the kitchen was updated in 2021. In overall good condition, this home is ready for new owners to update and make their own. It sits on a large lot in desirable Fulton Place, just steps away from parks and playgrounds, the Fulton arena, shopping and schools.

Built in 1956

### Essential Information

MLS® #	E4459852
Price	\$534,900
Lease Rate	\$18
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10403 62 Street
Area	Edmonton
Subdivision	Fulton Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2M2

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Hardisty
Middle	Hardisty
High	McNally

**Additional Information**

Date Listed	September 26th, 2025
Days on Market	4
Zoning	Zone 19

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