

## \$612,500 - 11246 62 Street, Edmonton

MLS® #E4449500

### \$612,500

4 Bedroom, 1.00 Bathroom, 862 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Welcome to this charming, fully finished 4-bedroom bungalow in Edmonton's coveted Highlands. This home sits on an expansive 796 sq. mt. (129 ft deep x 65 ft wide) corner lot, directly across from a spray park and community garden. This generous parcel offers future redevelopment potential. The main floor features original hardwood, two good-sized bedrooms, an updated full bath, and an updated kitchen. The fully finished basement includes two larger rooms, a laundry room, and a rough-in for a second bath. Enjoy the massive, fenced, west-facing backyard perfect for family fun. This property comes with an oversized detached double garage and RV parking. Recent upgrades include new paint, updated bathroom, and kitchen. Benefit from quick access to Downtown, minutes to Highlands Golf Course, and proximity to iconic Ada Boulevard and the Edmonton River Valley. Don't miss this exceptional home!

Built in 1944

### Essential Information

MLS® #	E4449500
Price	\$612,500
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	862
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11246 62 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4B9

### Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Highlands  
Middle                              Highlands  
High                                 Eastglen

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                2  
Zoning                              Zone 09

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