

\$1,075,000 - 12038 62 St Nw, Edmonton

MLS® #E4460322

\$1,075,000

10 Bedroom, 7.00 Bathroom, 4,316 sqft

Single Family on 0.19 Acres

Montrose (Edmonton), Edmonton, Alberta

Built in 2013, this Montrose 4-plex offers both modern reliability and long-term investment strength on a 753 m² corner lot. Each suite is over 1,000 sq. ft., with a rare mix of one 4-bedroom, one 3-bedroom, and two 2-bedroom units—together providing 7 bathrooms and layouts suited to families and professionals alike. Bright interiors benefit from large windows, while the landscaped lot with mature trees and shrubs creates a private, courtyard-like setting. Six powered parking stalls add everyday convenience, and three unfinished basements provide clear value-add potential. Separate utilities reduce operating costs, and the advantages of newer construction mean lower maintenance, modern systems, and turnkey performance. Set in a mature, tree-lined neighborhood with quick access to Yellowhead, Gretzky, and downtown, this is a rare opportunity to secure a stable asset with both present income and future upside. (id:6289)

Built in 2013

Essential Information

Listing #	E4460322
Price	\$1,075,000
Bedrooms	10
Bathrooms	7.00
Half Baths	2
Square Footage	4,316



Acres	0.19
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12038 62 St Nw
Subdivision	Montrose (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T5W4C8

Amenities

Amenities	Playground, Schools
Features	Corner Site, See remarks, Lane, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	No Garage, Parking Pad, See Remarks, Stall

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Exp Realty
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