

## \$449,900 - 3940 62 Street, Edmonton

MLS® #E4448766

### \$449,900

5 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this spacious four-level split backing onto the beautiful Mill Woods Golf Course! This well-maintained home offers incredible space for a growing family in a prime location. Enter from the side of the home into a bright and welcoming kitchen and living area, perfect for family gatherings. Upstairs you'll find 3 comfortable bedrooms + 4 pce bath. The primary bedroom has upper patio access with golf course views from all bedrooms. The lower level features a family room complete with a brick-surround fireplace and french doors that open to the hottub room. This level also contains a 4 pce bathroom, 4th bedroom. Step down to the 4th level with 2 sound proof music rooms. This level boasts a newer furnace, loads of storage and a 4th bedroom. Enjoy the peaceful views of the golf course right from your backyard. The detached garage offers extra parking and storage, Private yard and the property is ideally located close to schools, shopping, parks, and major roadways. New Roof done in 2024.

Built in 1978

### Essential Information

MLS® # E4448766

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3940 62 Street       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1A6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Sunroom                |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, 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 | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 29         |

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Listing information last updated on August 3rd, 2025 at 1:18pm MDT