

## **\$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 | 38                   |
| Zoning         | Zone 19              |

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