

# \$1,075,000 - 12038 62 Street, Edmonton

MLS® #E4460322

**\$1,075,000**

10 Bedroom, 6.00 Bathroom, 4,316 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Built in 2013, this Montrose 4-plex offers both modern reliability and long-term investment strength on a 753 m<sup>2</sup> 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.

Built in 2013

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4460322    |
| Price     | \$1,075,000 |
| Bedrooms  | 10          |
| Bathrooms | 6.00        |



|                |               |
|----------------|---------------|
| Full Baths     | 5             |
| Half Baths     | 2             |
| Square Footage | 4,316         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12038 62 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4C8             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Walk-up Basement, See Remarks |
| Parking Spaces | 6                                                              |
| Parking        | No Garage, Parking Pad Cement/Paved, Stall, See Remarks        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

Date Listed            October 1st, 2025

Days on Market      13

Zoning                Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 6:32am MDT