

## \$489,000 - 10220 62 Street, Edmonton

MLS® #E4436968

**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

Youâ€™ve found your home in Fulton Place! This classic 4-bedroom, 2-bathroom bungalow, built in 1958, sits in one of Edmontonâ€™s most established and welcoming communities. Inside, you'll find a bright, open main floor with large windows that fill the space with natural light and showcase the home's timeless charm. Downstairs, a spacious rec room offers plenty of room for family. A/C ensure year-round comfort, and the propertyâ€™s ample parking with oversized dbl garage with heat makes just about everything easier. Enjoy the perfect balance of urban convenience, as you are close to schools, shopping, universities, surrounded by the Fulton Ravine, just minutes from the river valley trails and so much more. This is a rare opportunity to own a well-loved home in a location that truly stands the test of time. Recent upgrades include, roof 2023, eavestrough 2023, H2O tank 2024, Attic insulation 2010 and sewer line 2017. Welcome home!!

Built in 1958

### Essential Information

MLS® #	E4436968
Price	\$489,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,193
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10220 62 Street
Area	Edmonton
Subdivision	Fulton Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2L8

### Amenities

Amenities	Detectors Smoke, Dog Run-Fenced In, No Smoking Home, R.V. Storage
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Hardisty School
Middle	Hardisty School
High	McNally School

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 19

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