

\$1,050,000 - 12038 62 Street, Edmonton

MLS® #E4464378

\$1,050,000

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 mÂ² 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 unitsâ€™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® #	E4464378
Price	\$1,050,000
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 November 1st, 2025

Days on Market 9

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 November 10th, 2025 at 7:32am MST