



## 12120 62 Street Edmonton AB

\$475,000

Welcome to "The Little Green House," on a serene tree-lined street. Walk your kids to the newly renovated k-9 school just blocks away, or to the shops in highlands. This is the ideal neighborhood for downtown commuters and offers excellent walkability, bike lanes and great access to major routes. The main house offers 1384 ft<sup>2</sup> in total. Downstairs has a SEPARATE ENTRANCE! Equipped with a wet bar/ kitchen, family room, 2 extra bedrooms and a full bathroom; this space is perfect for a growing family or guests. Future legal basement suite potential! The yard was beautifully regraded and landscaped in 2023, offering a large outdoor oasis for the whole family to enjoy the huge 1-1/2 lot. At the rear of the property stands an impressive oversized, finished HEATED DOUBLE CAR GARAGE, featuring a LEGAL GARAGE SUITE/GUEST HOUSE (2023) above. The custom-built garden suite (475sqft) has a charming studio layout. A separate tiny house for extended family or a solid turn-key short-term rental! What a versatile home!

Listing Presented By:



Originally Listed by:  
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