

\$438,800 - 18524 62b Avenue, Edmonton

MLS® #E4439182

\$438,800

4 Bedroom, 2.50 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Nestled in a quiet cul-de-sac in the mature community of Ormsby Place, a great family neighborhood in West Edmonton, this solid 5-level split home has huge potential for the first time home buyers and/or investors. Main floor features extra large bright and sunny living room and a dining area; separated kitchen with breakfast nook. Upper level boasts three bedrooms, a 4pcs bathroom and a 3pcs ensuite. Family room with wood burning fireplace, half bath and laundry room on the lower level. Basement has another bedroom and a rumpus room, perfect for guests or a growing family. Recent upgrades include new paint and hot water tank; newer furnace (2019) and roof (2018). Home situated on a large lot, there is plenty of outdoor space for activities and relaxation. Enjoy the ease of access to both Anthony Henday Drive and the Whitemud Freeway, making commutes a breeze. Families will appreciate the nearby school, bus stops, playground, and shopping amenities, all just a stone's throw away.

Built in 1978

Essential Information

MLS® # E4439182

Price \$438,800

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

Community Information

Address	18524 62b Avenue
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2N7

Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation Concrete Perimeter

School Information

Elementary Ormsby School
Middle S. Bruce Smith School
High Jasper Place School

Additional Information

Date Listed May 29th, 2025
Days on Market 9
Zoning Zone 20

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