# \$454,900 - 18623 62a Avenue, Edmonton

MLS® #E4435757

### \$454.900

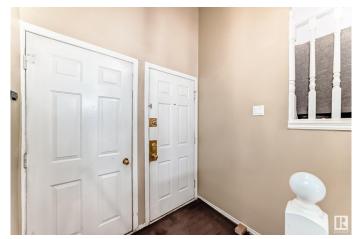
5 Bedroom, 3.00 Bathroom, 1,258 sqft Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

This beautifully situated west end home is minutes away from UNLIMITED SHOPPING at West Edmonton Mall and is very accessible to the Anthony Henday, yet remains peaceful, quiet and tranquil! With over 2400 SQ/FT OF LIVING SPACE your new home features a very functional layout, a newer ROOF and includes a total of 5 LARGE BEDROOMS (3 up and 2 down), 3 FULL BATHROOMS (2 up and 1 down), including an ENSUITE private bathroom, wow! Upstairs, your kitchen comes complete with a STAINLESS STEEL GAS STOVE, STAINLESS STEEL REFRIGERATOR, plus MICROWAVE and DISHWASHERI. Downstairs you'll find a large

DISHWASHER! Downstairs you'll find a large entertaining area complete with a beautiful WOODEN BAR and brick surrounded, WOOD BURNING FIREPLACE for those chilly winter nights! Rounding out the basement is your laundry room, which is nicely tucked away complete with washer/dryer and a SINK! Moving outside, you'll find your massive, over sized DOUBLE ATTACHED garage, a VERY LARGE BACKYARD complete with a 2-TIER DECK and FIRE PIT for entertaining! Welcome home!







Built in 1978

### **Essential Information**

MLS®#

E4435757

Price \$454,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,258

Acres 0.00

Year Built 1978

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 18623 62a Avenue

Area Edmonton

Subdivision Ormsby Place

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 2T4

## **Amenities**

Amenities Bar, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Mantel

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Fenced, Landscaped, No Back Lane, Schools

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Ormsby School

Middle Nellie Carlson School

High Jasper Place School

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 4

Zoning Zone 20

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 May 13th, 2025 at 6:32pm MDT