

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

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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        14  
Zoning                      Zone 20

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Listing information last updated on June 13th, 2025 at 12:17am MDT