# \$229,000 - 18452 62b Avenue, Edmonton

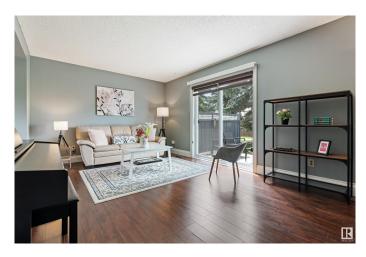
MLS® #E4441183

#### \$229,000

3 Bedroom, 1.50 Bathroom, 943 sqft Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to 18254 62B Ave, Edmonton! Home Suite Home waiting for you within mins drive to WEM & easy access to A. Henday + Whitemud Freeway. Excellent starter home or Investment/Rental property. This unit has 3 bedrooms & 2 full bathrooms +75% finished basement. Enjoy the company of friends in the bright living room (laminate flooring) with access to the shaded patio. All appliances ( brand new microwave) are included in the kitchen which has a built-in-dishwasher. Dining area is open to both kitchen and the living room. The primary bedroom faces the back of the unit (shaded area). Good size 2nd & 3rd bedrooms. There is a 4\_ piece bathroom in the upper level. The basement has a spacious family room/rumpus room & the 2nd full bathroom ( with shower ). You will find more storage space in the laundry area. Parking stall is right in front of the unit. Close to school, parks, mins to Callingwood shops. Furnace (2016).







Built in 1978

#### **Essential Information**

MLS® #	E4441183
Price	\$229,000
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	943
Acres	0.00
Year Built	1978
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	18452 62b Avenue
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2N7

## Amenities

Amenities	See Remarks
Parking	Stall

#### Interior

Appliances	Dishwasher-Built-In, Stove-Electric, Washe		Microwave	Hood	Fan,	Refrigerator,
Heating	Forced Air-1, Natural (	Gas				
Stories	3					
Has Basement	Yes					
Basement	Full, Partially Finished					

## Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Shopping
	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date ListedJune 7th, 2025Days on Market9

Zoning Zone 20 Condo Fee \$347

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 June 16th, 2025 at 11:18am MDT