

## \$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              |
| Type           | 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, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 Listed    | June 7th, 2025 |
| Days on Market | 9              |
| 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 1:17am MDT