

\$499,000 - 18425 62b Avenue, Edmonton

MLS® #E4445798

\$499,000

5 Bedroom, 3.50 Bathroom, 1,895 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

A rare opportunity, this 5 bedroom 4 bathroom home nestled in the desirable community of Ormsby Place is sure to impress! Recent upgrades include newer shingles, vinyl windows, updated kitchen cabinetry, and a durable rubber stone driveway, all thoughtfully designed for low-maintenance living. This spacious layout welcomes you with an open entry-way, a dining room featuring an elegant brick fireplace, a bright living room, an office with a custom built-in, updated kitchen, a 2-piece bath, and a main floor laundry/boot room. Upstairs the large primary has a walk-thru closet to a private ensuite bath, three additional bedrooms, a 4-piece bath, and tons of storage. Downstairs you will find a bedroom, a large flex room, 4-piece bath, living room, kitchenette, separate laundry, and a separate entrance. Additional features include two furnaces, two hot water tanks, an oversized detached garage with a gas line for future finishing, a large dual fenced yard, various fruit trees, and mature tasteful landscaping.

Built in 1978

Essential Information

MLS® # E4445798

Price \$499,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,895
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18425 62b Avenue
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2S9

Amenities

Amenities	Air Conditioner, Deck, Guest Suite
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Corner Lot, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	6
Zoning	Zone 20

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