

## **\$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 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	8
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 17th, 2025 at 8:02pm MDT