

## **\$499,900 - 18409 62b Avenue, Edmonton**

MLS® #E4430072

**\$499,900**

5 Bedroom, 2.50 Bathroom, 1,804 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Large lot, big rooms, space and privacy for everyone! Sound great? Then here it is. Located on a quiet KEYHOLE crescent in Ormsby with only you & your neighbours driving in! Big PIE LOTS are the norm here. And all levels of schools are walking distance - incredible! And mature trees, of course. Enter to the upgraded home to find rich Tigerwood throughout the living & dining, up and down the stairs and in the upstairs bedrooms - ceramic tiles in the kitchen, entrance & baths. Such large rooms. The updated kitchen boasts a full re-do just a few years ago and all the stainless steel appliances are top of the line including a GAS STOVE ON GRANITE . counters. a family eating area is in the kitchen in front of the garden doors to the tiered deck. Total of 5 bedrooms. The basement exercise room with the soft black flooring has a HOCKEY EQUIPMENT ROOM. CENTRAL A/C, 8 yr old high-eff. furnace. About 2 minutes to the Henday, a few more to the Whitemud. Close to Callingwood & WEM shopping, minutes to Costco.

Built in 1978

### **Essential Information**

MLS® # E4430072

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,804                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18409 62b Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2S8          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exercise Room, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Insert, Mantel   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 29.3 m back end   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | St.Martha/Ormsby          |
| Middle     | HE Beriault/S Bruce Smith |
| High       | Remero/JP                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 20          |

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Listing information last updated on April 19th, 2025 at 12:17pm MDT