# \$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).

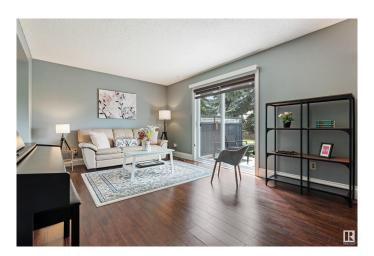
Built in 1978

## **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

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 15th, 2025 at 9:31pm MDT