

## \$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

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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 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                14

Zoning                            Zone 20

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