

## \$469,900 - 18003 62b Avenue, Edmonton

MLS® #E4431597

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,185 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

This well-maintained home sits on a huge lot offering a 24'x22' heated garage that is well lit with LED lights for additional use as a workshop, space for parking an RV, a decent sized shed and still lots of room left over for gardening. A gorgeous trendy front door welcomes you into an open floor plan with neutral decor thru-out. Great room comes with hardwood floor, beautiful stone fireplace adjacent to the nook and the kitchen. Kitchen features stainless steel appliances, corian countertops and garburator. Master bedroom comes with 2-piece ensuite. Two other good sized bedrooms and a 4-piece bathroom complete the main level. The basement offers a spectacular wet bar with stainless steel fridge and corian countertops, large recreation room and an extra bedroom. Backdoor entrance to the basement can be easily separated from the main floor. This home also comes with central air conditioning to cool down during the summer. Community playground is only a 2 minute walk from the home.

Built in 1980

### Essential Information

MLS® # E4431597

Price \$469,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18003 62b Avenue
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3J9

### Amenities

Amenities	Air Conditioner, Bar
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025

Days on Market                2

Zoning                            Zone 20

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Listing information last updated on April 20th, 2025 at 12:02am MDT