

## **\$484,900 - 18409 62b Avenue, Edmonton**

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MLS® #E4436814

**\$484,900**

5 Bedroom, 2.50 Bathroom, 1,804 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Rare find with large pie lot (almost 700 sq.M) & wide enough to get your trailer/boat/RV into the back yard from the front. Lots of family space (5 bedrooms, 3 bathrooms, family room and living room), all levels finished, incredible storage (lighted crawl space under family room level - clean storage!), updated kitchen (gas range, huge fridge, quality dishwasher (all stainless steel), updated bathrooms, garage entrance on the lower level (privacy for older child or parent?), over-sized garage (big trucks welcome!), flexible basement rooms (bedrooms, home-gym, office, craft room?), updated mechanical (newer central A/C, 5 year old hi-efficiency furnace, 10 year old shingles, , all newer appliances), convenient location (Ormsby Elementary School just 2 blocks, Henay is 2 minutes away, Whitemud is about 5), shopping (Callingwood Marketplace, Hawkstone, Costco), restaurants & entertainment (Vivo, Sorrentinos, Franco's, Farmer's Market, and WEM). This is the place and you can make it yours! Come see!



Built in 1978

### **Essential Information**

MLS® #	E4436814
Price	\$484,900
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 2S9

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	BACK 29.3
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	St.Martha/Ormsby
Middle	H E Beriault/s.Bruce Smith
High	Romero/JP

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	28
Zoning	Zone 20

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Listing information last updated on June 13th, 2025 at 9:17pm MDT