

## \$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	6
Zoning	Zone 20
Condo Fee	\$347

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