

## **\$499,900 - 18409 62b Avenue, Edmonton**

MLS® #E4430072

**\$499,900**

5 Bedroom, 2.50 Bathroom, 1,804 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Large lot, big rooms, space and privacy for everyone! Sound great? Then here it is. Located on a quiet KEYHOLE crescent in Ormsby with only you & your neighbours driving in! Big PIE LOTS are the norm here. And all levels of schools are walking distance - incredible! And mature trees, of course. Enter to the upgraded home to find rich Tigerwood throughout the living & dining, up and down the stairs and in the upstairs bedrooms - ceramic tiles in the kitchen, entrance & baths. Such large rooms. The updated kitchen boasts a full re-do just a few years ago and all the stainless steel appliances are top of the line including a GAS STOVE ON GRANITE . counters. a family eating area is in the kitchen in front of the garden doors to the tiered deck. Total of 5 bedrooms. The basement exercise room with the soft black flooring has a HOCKEY EQUIPMENT ROOM. CENTRAL A/C, 8 yr old high-eff. furnace. About 2 minutes to the Henday, a few more to the Whitemud. Close to Callingwood & WEM shopping, minutes to Costco.

Built in 1978

### **Essential Information**

MLS® # E4430072

Price \$499,900



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 2S8

### Amenities

Amenities	Deck, Exercise Room, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Metal
----------	--------------------

Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Lot Description	29.3 m back end
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	St.Martha/Ormsby
Middle	HE Beriault/S Bruce Smith
High	Remero/JP

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Zone 20

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 April 20th, 2025 at 5:32am MDT