

## \$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

MLS® # E4445798

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

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 July 18th, 2025 at 4:02pm MDT