

# \$199,900 - 18432 62b Avenue, Edmonton

MLS® #E4447250

**\$199,900**

4 Bedroom, 2.00 Bathroom, 891 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to this 2-storey townhouse in the desirable west-end community of Ormsby Place! The main floor features a spacious living room and a bright dine-in kitchen, perfect for everyday living and entertaining. Step outside to your fenced backyard with a large deck and storage shed, ideal for summer gatherings and extra storage. Upstairs offers three generous bedrooms and a updated 4pc bathroom. The fully finished basement adds even more living space with a cozy family room and updated 3pc bath. An assigned parking stall is included for your convenience. Located within walking distance to schools, parks, a skating rink, public transit, Anthony Henday and shopping. Exterior upgrades include Windows, doors, shingles & freshly painted. Upcoming projects include fencing, concrete & stairs.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447250  |
| Price          | \$199,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 891       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1978              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18432 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, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Stories      | 3                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, 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    | July 11th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 20         |

Condo Fee                    \$379

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Listing information last updated on August 1st, 2025 at 7:17pm MDT