

## \$524,900 - 18215 62b Avenue, Edmonton

MLS® #E4462340

**\$524,900**

5 Bedroom, 3.50 Bathroom, 1,915 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Beautifully renovated and perfectly located, this turnkey 2 storey in Ormsby Place sits in a quiet cul-de-sac across from Willowby Park. With 5 bedrooms and 3.5 baths, it's the ideal home for families seeking space, style and a move-in ready property in west Edmonton. The main floor features sun-filled living and dining with curved bay window, board and batten detail and custom wall-length bookshelves, while the family room centers around a brick fireplace. The bright eat-in kitchen shines with white cabinetry, plank ceiling, recessed lighting, peninsula island, new appliances and walkout access to the yard. Upstairs offers a generous primary suite with private ensuite, 2 bedrooms and a family bath. A main floor bedroom and bath add flexibility, and the finished basement provides a 5th bedroom, bath, rec area & play rm. Outside enjoy a fenced yard with pergola, brick patio, garden beds and mature trees. Extensive updates include kitchen, baths, flooring, lighting, paint, railings, laundry and garage door.

Built in 1981

### Essential Information

MLS® # E4462340

Price \$524,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,915                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18215 62b Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3J9          |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Patio |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                             |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Brick Facing                                                                                                                                               |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                              |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Ormsby School         |
| Middle     | S. Bruce Smith School |
| High       | Jasper Place School   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 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 October 26th, 2025 at 2:32am MDT