

Courtesy Of Kevin P Quintal Of RE/MAX Elite

## **\$509,900 - 18617 62b Avenue, Edmonton**

MLS® #E4462304

### **\$509,900**

5 Bedroom, 3.00 Bathroom, 1,473 sqft  
Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Pride of ownership is front and center with this well maintained home. This beautiful 1472 sq. ft. bungalow features 5 bedrooms, 3 bathrooms & a finished basement. Off the foyer is a large dining room and sunken living room combo that features hardwood floors, large north facing windows and a great place for family gatherings. The kitchen has tons of cabinets, good sized pantry, upgraded granite counter tops, tile backsplash & loads of counterspace. The large adjoining family room with cozy wood burning fireplace is flooded with natural light from patio doors leading to the deck. The 3 bedrooms on the main floor are all a good size, have large closets and hardwood floors. The principle bedroom has lots of closet space and has a 4 piece ensuite. The recently finished basement has a large family/games room, laundry room, two large bedrooms, and an ensuite bathroom. The large private backyard has a raised deck, hot tub, and is fully fenced. Located in the great community of Ormsby Hurry!

Built in 1978

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4462304  |
| Price    | \$509,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,473                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18617 62b Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2S8          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck  |
| Parking   | 2 Outdoor Stalls, Double Garage Attached, Insulated |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Masonry   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 16th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 17 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 20 |
|--------|---------|

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Listing information last updated on November 2nd, 2025 at 3:02am MST