

## \$499,900 - 17955 62b Avenue, Edmonton

MLS® #E4439499

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to this beautifully updated 1600 sq ft bungalow with double attached garage, located on a quiet street in desirable Ormsby Place! The spacious main floor features a large front living room, renovated open-concept kitchen with modern touches, and a cozy family room at the back with fireplace and patio doors leading to a large, flat, fully fenced yard complete with deck and shedâ€”perfect for relaxing or entertaining. There are 3 bedrooms on the main, including a generous primary with updated 3-pc ensuite, plus a 4-pc main bath. Convenient side entrance and laundry area lead to the fully finished basement with large rec room, additional 2 bedrooms (non-egress), roughed-in bathroom, and an incredible amount of storage. Enjoy the peaceful, family-friendly atmosphere of Ormsby with easy access to schools, shopping, parks, Willowby Park, Lois Hole Library, Jamie Platz YMCA, and the Anthony Henday. A rare find offering comfort, character, and convenience!

Built in 1980

### Essential Information

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Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,607                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17955 62b Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3B9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio, See Remarks     |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 20        |

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Listing information last updated on June 30th, 2025 at 6:02am MDT