

## \$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, gazebo, 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

MLS® # E4439499

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	13
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 June 12th, 2025 at 7:02am MDT