

## \$199,900 - 18418 62b Avenue, Edmonton

MLS® #E4451126

**\$199,900**

3 Bedroom, 1.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

This end-unit condo in Kylewood Court is full of potential! A great opportunity for a handyman, first-time buyer, or investor, it offers 957 sq. ft. of living space with 3 bedrooms and 1 full bathroom. The main floor features a bright living room, dining space, and compact kitchen, while the upper level hosts three bedrooms. The unfinished basement is ready for your custom touch, and a newer furnace gives you a head start on updates. Outside, enjoy a partially fenced yard, perfect for summer evenings or a private garden. Assigned parking adds convenience, and the community offers amenities at every corner. Located in Ormsby Place, youâ€™ll have quick access to the Whitemud, a short commute to West Edmonton Mall, plus nearby parks, schools, shopping, and public transit. With a bit of imagination, this home can be transformed into a wonderful starter, retirement property, or long-term investment.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451126  |
| Price      | \$199,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 957               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18418 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   | Dryer, Washer             |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 25               |

Zoning                      Zone 20  
Condo Fee                \$363



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