

## \$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

Perfect opportunity for a handyman or an investment property. End unit, 3 bedroom condo at Kylewood Court in the Ormsby Place community. Yard is partially fenced. Easy access to the Whitemud, and a short commute to West Edmonton Mall. Other amenities nearby. This unit is a fixer upper, and needs drywall repair, paint, flooring, kitchen, and bathroom renovations. Newer furnace. With some sweat equity, this could be a great investment or starter/retirement home.

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 | 13               |
| Zoning         | Zone 20          |
| Condo Fee      | \$363            |

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Listing information last updated on August 14th, 2025 at 2:02am MDT