

# \$599,900 - 6318 187 Street, Edmonton

MLS® #E4452364

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,767 sqft  
Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Truly one-of-a-kind! This exceptional 5-level split on a massive pie lot is tucked into a quiet west-end cul-de-sac—designed and upgraded to be the ultimate family haven. With 4 beds, 3.5 baths, and over \$80K in outdoor living upgrades, every inch reflects pride and craftsmanship: custom kitchen, built in cabinetry & slate stonework throughout, LED lighting, new windows, upgraded insulation, A/C (2023), new furnace (2025), and powered 10x12 shed. The show-stopping backyard features a 2-tier composite deck (2021), gas fireplace, outdoor TV, lighting, wind/rain screens—your year-round oasis. Tons of parking up to 7 vehicles (room for your RV and all the toys), inviting family spaces with 2 indoor fireplaces, & custom expansion that included new dining room and bedroom. Negotiable high-end furniture custom fit to the space. This isn’t just a house—it’s a legacy family home. A standout property with features you won’t find anywhere else

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452364  |
| Price     | \$599,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6318 187 Street |
| Area        | Edmonton        |
| Subdivision | Ormsby Place    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2S7         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home |
| Parking Spaces | 9                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                                                                                                           |
| Stories           | 5                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Brick, Metal                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Ormsby         |
| Middle     | S. Bruce Smith |
| High       | Jasper Place   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 14th, 2025 at 4:17am MDT