

## \$239,000 - 18422 62b Avenue, Edmonton

MLS® #E4447472

**\$239,000**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to Kylewood Court and the beautifully renovated townhome, close to all amenities. A dream open concept kitchen, fitted with top notch fixtures featuring, granite counter tops, stainless steel high end appliances including a double oven, oversized deep sink, stylish back splash and space efficient cabinetry. Both bathrooms completely redone with new fixtures and built to the highest standards using the correct water proofing materials and exceptional tile work throughout. Upstairs feature 2 enlarged bedrooms which allows for a fabulous walk in closet in the Master bedroom outfitted with organizers and such (could be converted back to a 3rd bedroom if needed). The basement has also been finished is large enough to house a pool table or large TV area. Modern washer and dryer and newer furnace and hotwater tank. Great complex with newer windows, shingles, siding and exterior doors. This is truly upscale living at an entry level price. This is one home not to be missed!

Built in 1978

### Essential Information

MLS® # E4447472

Price \$239,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 940               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18422 62b Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2N7          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 20         |
| Condo Fee      | \$379           |

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Listing information last updated on July 13th, 2025 at 3:32pm MDT