

## **\$589,000 - 6812 188 Street, Edmonton**

MLS® #E4426432

**\$589,000**

5 Bedroom, 3.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Beautifully updated 2 storey home with a rare find huge backyard & situated in a massive 7300+ sq.ft. lot in a much desirable westend neighbourhood. This custom built, bright & spacious original owner home features classic layout with formal living/dining room, den, updated kitchen with granite counter top, and a large dining nook open to the family room. 4 large bedroom up & a nicely finished basement w/ 9 ft. ceilings, large rec room, bedroom, flex room and full bath. Numerous recent upgrades & features include air conditioning, roof shingles, triple-pane low E windows, high efficiency furnace, hot water tank, double jacuzzi tub ensuite & huge walking closet in primary bedroom, paint, quality window blinds, extra large windows, huge two tier deck & gorgeous backyard ideal for any family outdoor living space & entertaining. Conveniently located near schools, major shopping, public transit, parks & recreational amenities. Perfect & affordable family home, move in ready!

Built in 1990

### **Essential Information**

MLS® # E4426432

Price \$589,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,045                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6812 188 Street |
| Area        | Edmonton        |
| Subdivision | Ormsby Place    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4X3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, |

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 18th, 2025  
Days on Market 44  
Zoning Zone 20

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