

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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