

Courtesy of Rohan Mani of Purplebricks

# \$169,500 - 18444 62b Avenue, Edmonton

MLS® #E4129896

## \$169,500

3 Bedroom, 1.00 Bathroom, 886 sqft  
Condo / Townhouse on 0 Acres

Ormsby Place, Edmonton, AB

Nice, large, quiet, newly renovated townhouse. It is located at a walking distance to elementary school, park, church and bus. It has an enclosed private back yard, with parking close to the front door. It is a short drive to West Edmonton Mall, the YMCA, the shopping centre Marketplace at Callingwood and access to Anthony Henday Drive. The townhouse features includes a fully renovated bathroom and bedrooms with new carpeting, doors, newer style baseboards. The Kitchen has a new dishwasher with newer appliances. The complex is well managed with a lot of finished renovations including new exterior siding, wall paper, new windows and doors, eaves troughs, lights, fence, maintenance free deck.

Built in 1978

## Essential Information

MLS® #	E4129896
Price	\$169,500
Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	1.00
Full Baths	1
Has Ensuite	N
Square Footage	886



Acres	0.00
Year Built	1978
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	2 Storey

### **Community Information**

Condo Name	Kylewood Court
Address	18444 62b Avenue
Area	Edmonton
Community	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2N7

### **Amenities**

Features	Detectors Smoke, Laundry-In-Suite, No Animal Home, No Smoking Home
Parking Spaces	1
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Parking	Stall

### **Interior**

Flooring	Carpet, Hardwood, Linoleum
Goods Included	Refrigerator, Stove-Electric, Washer, Dishwasher-Built-In, Dryer, Hood Fan
Heating	Forced Air-1
Has Basement	Yes
Basement	Unfinished, Full
# of Stories	2

### **Exterior**

Exterior	Stucco, Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Condo Fee	\$342
-----------	-------

Condo Fee Includes Exterior Maintenance, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Utilities Common Areas

Front Exposure South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on June 26th, 2019 at 9:31am CDT