

## \$469,000 - N/A, Edmonton

MLS® #E4423548

**\$469,000**

6 Bedroom, 3.00 Bathroom, 1,168 sqft  
Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

This well maintained 4 level split has vaulted ceilings and plenty of daylight, 3 developed levels and the basement is partly finished, central air conditioning was installed in 2022, stainless steel appliances in an attractive kitchen with wood cabinetry. The home has 3 bedrooms above grade and 2 below grade. Lots of room for a larger family who is looking for a conveniently located neighborhood close to shopping, schools, downtown, Lois Hole Library, sports fields and the Jamie Platz YMCA. The character of Ormsby Place is exemplified by its slower-paced atmosphere. There are public green spaces close by for residents to check out, including Willowby Park, and they are very well-distributed, making them easy to access. This area is also very quiet, as the streets are usually especially tranquil.

Built in 1993

### Essential Information

MLS® #	E4423548
Price	\$469,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,168
Acres	0.00



Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6A9

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Ormsby, St. Martha
Middle	Nellie Carlson, Holy Cross
High	Oscar Romero, Jasper Place

## Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	Zone 20

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