

## \$499,000 - 186 Ormsby Road, Edmonton

MLS® #E4437017

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,275 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Well-Maintained 4-Level Split located in a quiet cul-de-sac in Ormsby Place, this spacious home features 4bdrm 2.5 bathrm, vaulted ceilings, abundant natural light, and a thoughtful layout ideal for family living. The main floor includes a bright living room, formal dining area, and the kitchen with eat-in nook and access to a sunny deck and beautifully landscaped yard. The primary bedroom comes with a private 4-piece ensuite, while the third level features a spacious family room with gas fireplace, a fourth bedroom, 2-piece bath, and laundry room. The unfinished basement provides additional space for storage or development. This home offers both comfort and functionality in a desirable west Edmonton neighbourhood. Located minutes from schools, shopping, the Lois Hole Library, YMCA, and Willowby Park. A perfect home for families seeking space, comfort, and a welcoming neighborhood.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437017  |
| Price      | \$499,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,275                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 186 Ormsby Road |
| Area        | Edmonton        |
| Subdivision | Ormsby Place    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5X5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 16th, 2025

Days on Market 8

Zoning Zone 20

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Listing information last updated on May 24th, 2025 at 6:32am MDT