

## \$455,000 - 17929 63a Avenue, Edmonton

MLS® #E4425043

**\$455,000**

5 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Fantastic West End Bungalow with Legal Basement Suite! This beautifully maintained bungalow offers the perfect opportunity to live comfortably while having your mortgage covered or to generate solid investment income (over \$3,000/month). Featuring a full 3 bedroom 2 bathroom suite upstairs as well as a fully legal 2 bedroom basement suite, this home includes two kitchens and 2 separate laundry areas and a large fenced yard with a double garage. Recent upgrades include two newer furnaces, a newer roof, and a newer hot water tank. The modern, well-lit basement suite provides ample space and comfort. Conveniently located near the Henday, shopping, rec center, and public transportation. The only reason this incredible property is for sale is because my partner

wants to sellâ€™donâ€™t miss this opportunity! We are offering brand new flooring throughout the upstairs in high quality Vinyl plank, you pick the color for \$7400 more. The seller will also place an renter or renter if the buyers desire.

Built in 1977

### Essential Information

MLS® # E4425043

Price \$455,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,270                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17929 63a Avenue |
| Area        | Edmonton         |
| Subdivision | Ormsby Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2J1          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 20          |

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Listing information last updated on April 19th, 2025 at 2:02pm MDT