

## \$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	38
Zoning	Zone 20

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Listing information last updated on April 18th, 2025 at 2:47pm MDT