

## **\$589,000 - 6812 188 Street, Edmonton**

MLS® #E4426432

**\$589,000**

5 Bedroom, 3.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Beautifully updated 2 storey home with a rare find huge backyard & situated in a massive 7300+ sq.ft. lot in a much desirable westend neighbourhood. This custom built, bright & spacious original owner home features classic layout with formal living/dining room, den, updated kitchen with granite counter top, and a large dining nook open to the family room. 4 large bedroom up & a nicely finished basement w/ 9 ft. ceilings, large rec room, bedroom, flex room and full bath. Numerous recent upgrades & features include air conditioning, roof shingles, triple-pane low E windows, high efficiency furnace, hot water tank, double jacuzzi tub ensuite & huge walking closet in primary bedroom, paint, quality window blinds, extra large windows, huge two tier deck & gorgeous backyard ideal for any family outdoor living space & entertaining. Conveniently located near schools, major shopping, public transit, parks & recreational amenities. Perfect & affordable family home, move in ready!

Built in 1990

### **Essential Information**

MLS® # E4426432

Price \$589,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6812 188 Street
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4X3

### Amenities

Amenities	Air Conditioner, Deck, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, See Remarks

Roof                      Asphalt Shingles  
Construction        Wood, Stucco  
Foundation         Concrete Perimeter

**Additional Information**

Date Listed            March 18th, 2025  
Days on Market      50  
Zoning                 Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 7th, 2025 at 7:17pm MDT