

# \$220,000 - 6469 184 Street, Edmonton

MLS® #E4450438

**\$220,000**

3 Bedroom, 1.50 Bathroom, 1,000 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Tucked into the heart of Ormsby Place, this charming 3-bedroom, 1.5-bath townhouse is the ideal place to raise your family. With direct gate access to Ormsby Elementary School, your kids can walk to class in under a minute—no buses, no car lines, no stress! The sunny south-facing backyard backs onto a green space, offering a peaceful spot to play, garden, or relax. Inside, the updated kitchen (2022) is bright and functional—perfect for busy mornings or family dinners. A new hot water tank (2024) adds peace of mind, and the fully finished basement gives you extra space for a play area, TV room, or cozy home office. This home is just steps to Willowby Park, local daycares, and a quick drive to shopping, groceries, and the YMCA. With easy access to Anthony Henday and Whitemud, commuting is a breeze. If you're dreaming of a family-friendly home in a peaceful, well-managed complex—this is it.

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450438  |
| Price      | \$220,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,000             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6469 184 Street |
| Area        | Edmonton        |
| Subdivision | Ormsby Place    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1Z9         |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 3                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 20         |
| Condo Fee      | \$344           |

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Listing information last updated on August 2nd, 2025 at 8:47pm MDT