

## \$539,900 - 706 Ormsby Road W, Edmonton

MLS® #E4446856

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to ORMSBY PLACE, a peaceful community in west Edmonton where convenience meets tranquility. Just minutes to Anthony Henday Drive and Whitemud Drive, youâ€™ll enjoy quick access to downtown and beyond. This beautifully finished 2,718 sqft living space, two-storey home welcomes you with a grand entrance, a private dining room with new hardwood floors, and a warm family room with a gas fireplace. The open-concept kitchen features quartz countertops, stainless steel appliances, and a corner pantry. A spacious mudroom and laundry area lead to the fully insulated double garage. Upstairs, the master retreat offers a Jacuzzi tub, walk-in closet, and ensuite, plus two more bedrooms and a full bathroom. The fully finished basement has two additional bedrooms, in-floor heating, and plenty of storage. Enjoy summer days in your landscaped yard, private deck, and fenced backyardâ€”a perfect blend of comfort and privacy.

Built in 1996

### Essential Information

MLS® #	E4446856
Price	\$539,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	706 Ormsby Road W
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E4

### **Amenities**

Amenities	Deck, Front Porch, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, See Remarks, HRV System
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Hot Water, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	ORMSBY SCHOO
Middle	S. BRUCE SMITH SCHOOL
High	JASPER PLACE SCHOOL

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	4
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 July 12th, 2025 at 12:48pm MDT