

## \$195,000 - 6465 184 Street, Edmonton

MLS® #E4463018

**\$195,000**

3 Bedroom, 1.50 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Attention first-time buyers, investors, and pet lovers! This 3-bedroom, 2-bath townhouse in west Edmonton offers the ideal blend of value, space, and location in a quiet, well-managed complex. Enjoy a sunny, south-facing, fully fenced yard backing on to Ormsby school—perfect for pets, kids, or outdoor lounging. Inside, the functional layout features three spacious bedrooms and a partially finished basement. Situated just minutes from major transit routes, Whitemud Drive, Anthony Henday, and West Edmonton Mall—plus close proximity to parks, daycares, and the YMCA—everything you need is easily accessible. Whether you're looking to settle into your first home or make a strategic investment, this condo delivers location, value, and lifestyle all in one.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463018  |
| Price          | \$195,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 985       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1977              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6465 184 Street |
| Area        | Edmonton        |
| Subdivision | Ormsby Place    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 1R2         |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | No Smoking Home    |
| Parking   | Front Drive Access |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2                                                           |
| Has Basement | Yes                                                         |
| Basement     | Full, Partially Finished                                    |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 20            |

Condo Fee                    \$344

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Listing information last updated on October 23rd, 2025 at 7:47am MDT