

## \$250,000 - 18 Willowdale Place, Edmonton

MLS® #E4465943

**\$250,000**

3 Bedroom, 1.50 Bathroom, 916 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to 18 Willowdale Place, the perfect opportunity for new homeowners and families seeking a fresh start! This move-in-ready home features a beautifully updated brand-new kitchen, vinyl plank flooring throughout, and new paint, offering a clean and modern backdrop ready for your personal style. With 3 bedrooms, 1.5 bathrooms, and a fully finished basement, this home provides all the space and comfort a new owner needs. Located in the well managed Willowdale Place Condominium, you'll appreciate the pride of ownership throughout the complex, including numerous exterior and landscaping upgrades. Nestled in the welcoming communities of Ormsby and Callingwood, you're just minutes away from convenient amenities at Market Place at Callingwood Plaza, parks, schools, and the YMCA, everything you need is right at your doorstep. Don't miss your chance to begin your next chapter at 18 Willowdale Place!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465943  |
| Price     | \$250,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 916               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 18 Willowdale Place |
| Area        | Edmonton            |
| Subdivision | Ormsby Place        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 1Z4             |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows |
| Parking   | Stall                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Hardie Board Siding                                                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco, Hardie Board Siding                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 20             |
| Condo Fee      | \$409               |

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 November 21st, 2025 at 12:02am MST