

**\$122,600 - 302 6204 180 Street, Edmonton**

MLS® #E4418097

**\$122,600**

1 Bedroom, 1.00 Bathroom, 690 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Top floor corner unit with all the vibes! This sunny, spacious gem is your cozy retreat with a wood-burning fireplace perfect for chilly nights. The bedroom boasts a cheater door to the bathroom through a walk-in closet (fancy, right?). Whip up meals in a kitchen with stunning counters, all while gazing out big, beautiful windows. Youâ€™ve got your own furnace and hot water tankâ€”so youâ€™re the boss of your bills. Parkside Grandeâ€™s got your back (literally)â€”it backs onto lush grass fields, walking paths, and playgrounds. Stroll, jog, or just soak up the chill. Plus, you're minutes from Henday Freeway and West Edmonton Mallâ€”shopping spree, anyone?

Built in 1980

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4418097          |
| Price          | \$122,600         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 690               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 6204 180 Street |
| Area        | Edmonton            |
| Subdivision | Ormsby Place        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 3J9             |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                         |
| Fireplaces   | Brick Facing, Mantel                              |
| # of Stories | 3   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 94                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$324              |

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Listing information last updated on April 19th, 2025 at 8:17am MDT