

# \$115,000 - 302 6204 180 Street, Edmonton

MLS® #E4450266

## \$115,000

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

Ormsby Place, Edmonton, AB

Top-floor corner unit with all the feels! Soak up the sunshine in this bright, spacious retreat complete with a cozy wood-burning fireplace for those cool nights. The bedroom features a walk-through closet with a cheater door to the bathroom. The kitchen shines with gorgeous countertops and plenty of natural light from the big, beautiful windows. Bonus: your own furnace and hot water tank—meaning you’re in charge of your utilities. At Parkside Grande, nature’s at your doorstep with sprawling green spaces, walking trails, and playgrounds right out back. Whether you’re strolling, jogging, or just relaxing, it’s all here. Plus, you’re only minutes to the Henday and West Edmonton Mall—perfect for commuters and shopaholics.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450266  |
| Price          | \$115,000 |
| 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                                                                                                              |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | H. E. Beriault School |
|------------|-----------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 20         |
| Condo Fee      | \$324           |

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Listing information last updated on September 18th, 2025 at 2:32pm MDT