# \$1,225,000 - 215 Omand Drive, Edmonton

MLS® #E4441600

## \$1,225,000

4 Bedroom, 3.50 Bathroom, 2,606 sqft Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

This is an incredible home in a great location backing on to a park in the Ogilvie Ridge area of southwest Edmonton. The owners have continued to update the home over the years. A New front entrance door and side window panel. main floor good size entrance vaulted ceiling with main floor living room formal dining room kitchen redone 2011 double ovens & bar fridge with eat in area, A access to backyard. family room with a gas fireplace. main floor laundry and den. 2pc bath. Upstairs master suite updated 2018 also 2 other bedrooms and 4pc bath. Large Rumpus room in the basement with Projector screen with extra bedroom and 3 pc bath storage/work extra closet storage room Lots of newer glass in windows and Patio door. withÂ Newer Driveway and skylights redone 2017 Installed Solar Panel 2022 Hardwood floor in living areas 2018 Quick walk A to parks and ravine. Community building with pickleball and tennis courts. Great Family home. close to shopping, School transportation good access to freeway system.







Built in 1989

# **Essential Information**

MLS® # E4441600 Price \$1,225,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,606

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 215 Omand Drive

Area Edmonton

Subdivision Ogilvie Ridge

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 1L8

#### **Amenities**

Amenities Air Conditioner, Hot Water Tankless, Racquet Courts, Tennis Courts,

Solar Equipment

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave

Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, See

Remarks, Oven Built-In-Two, Projector

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane,

Park/Reserve, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Treed Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 10th, 2025

Days on Market 6

Zoning Zone 14

HOA Fees 330

HOA Fees Freq. Annually

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