

## \$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.Â New front entrance door and side window panel. main floor good size entrance vaulted ceiling Â with main floor living room Â formal dining room kitchen Â redone 2011 double ovens & bar fridge with eat in area, Â 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 Â to parks and ravine. Community building with pickleball and tennis courts. Great Family home. close to shopping, Â School Â 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	21
Zoning	Zone 14
HOA Fees	330
HOA Fees Freq.	Annually

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