

## **\$1,099,000 - 234 Omand Drive, Edmonton**

MLS® #E4444856

**\$1,099,000**

5 Bedroom, 3.00 Bathroom, 2,335 sqft

Single Family on 0.00 Acres

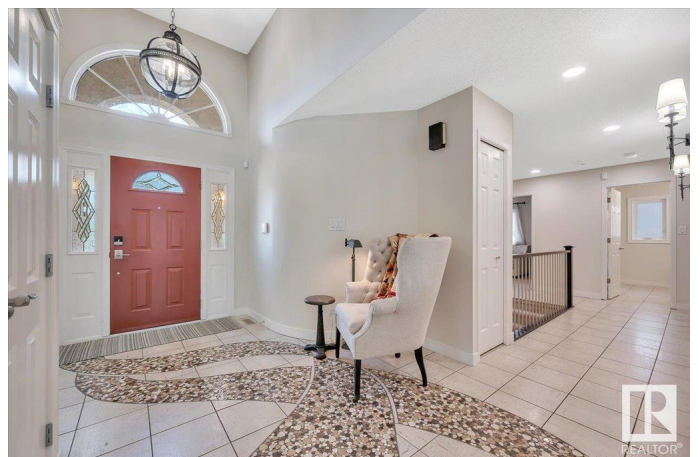
Ogilvie Ridge, Edmonton, AB

Amazing location! Stunning 2,300 sq ft bungalow situated in a QUIET cul-de-sac with VIEW of Whitemud Creek ravine & wilderness trails. TOP QUALITY RENOVATIONS in recent years! Gorgeous kitchen, walnut cabinetry, caesarstone countertops, large island, SS appliances, pantry & breakfast nook. Family room with gas fireplace, formal living/dining room. Original mosaic tile design flooring in foyer & engineered hardwood floors. 3 bedrooms, the large primary has a luxury ensuite & walk-in closet plus a 4 pce family bath. Laundry room with sink has direct access to the garage. Huge basement upgraded with cork flooring, games room, rec room with electric fireplace, den, 2 bedrooms, 3 pce bath, hobby room & tons of storage. Private west facing back yard with large deck, enjoy relaxing in the hot tub. This outstanding home beckons a family who enjoys being close to nature. Near the exclusive Community Centre, Terwillegar Rec Centre, schools, shopping & easy access to Whitemud Fwy & Anthony Henday Dr. A rare find!

Built in 1987

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4444856    |
| Price  | \$1,099,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,335                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 234 Omand Drive |
| Area        | Edmonton        |
| Subdivision | Ogilvie Ridge   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1L3         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Tub, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                      |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                  |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| Fireplaces        | Corner, Mantel                                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Treed Lot |
| Roof              | See Remarks                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 14         |
| HOA Fees       | 315             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 1st, 2025 at 5:47am MDT