

\$659,000 - 31 1225 Wanyandi Road, Edmonton

MLS® #E4429487

\$659,000

2 Bedroom, 2.50 Bathroom, 1,917 sqft

Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

COUNTRY CLUB AT EAGLE POINTE.

Desirable gated community in Edmonton. This

2 bedroom 2.5 bath , over 1,900 sq ft

bungalow has been lovingly maintained. The

spacious living room and formal dining area

with 12' ceiling is a wonderful space for

enjoying friends and family. A spacious and

sunny private office, main floor laundry,

mudroom, bathroom are on this level and

access to the double garage with floor drain .

The kitchen and dinette area offers the perfect

spot to. enjoy the cozy fireplace, the views to

the west deck or for more relaxed visits. This

open concept space offers a large kitchen with

walk in pantry, plenty of counter space and

storage and a generous size dinette for casual

meals and has access to the west facing deck.

The lower level is fully finished and features a

huge recreation room, large bedroom and a 3

piece ensuite, a second den, huge space that

makes for perfect sewing room and a large

storage area.

Built in 2006

Essential Information

MLS® # E4429487

Price \$659,000

Bedrooms 2

Bathrooms 2.50



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,917 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 31 1225 Wanyandi Road |
| Area | Edmonton |
| Subdivision | Oleskiw |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 2W7 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, |

| | |
|--------------|--|
| | Landscaped, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 22 |
| Condo Fee | \$702 |

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Listing information last updated on April 19th, 2025 at 9:17am MDT