

## \$654,900 - 31 1225 Wanyandi Road, Edmonton

MLS® #E4447108

**\$654,900**

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.

New heat pump A/C for your comfort. 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® # E4447108

Price \$654,900

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	July 10th, 2025
Days on Market	5
Zoning	Zone 22
Condo Fee	\$702

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 12:32am MDT