

## \$1,179,000 - 234 Omand Drive, Edmonton

MLS® #E4444856

**\$1,179,000**

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	\$1,179,000



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	7
Zoning	Zone 14
HOA Fees	315
HOA Fees Freq.	Annually

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