

Courtesy Of Rongmei Cheng Of Initia Real Estate

## \$675,000 - 37 1225 Wanyandi Road, Edmonton

MLS® #E4416938

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,087 sqft  
Condo / Townhouse on 0.00 Acres

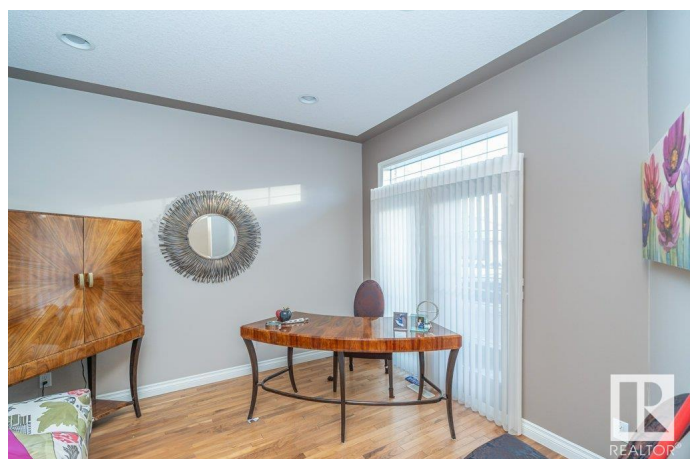
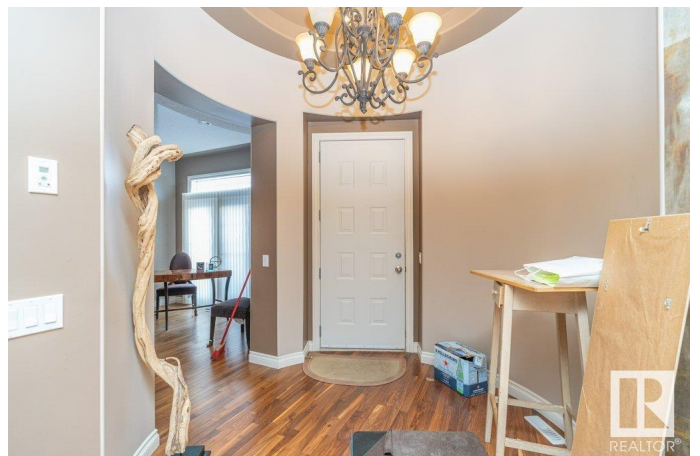
Oleskiw, Edmonton, AB

The house is sold as is. Welcome to Eagle Point at Country Club in Oleskiw! This exquisite high-end adult/ private gated community. The stunning and executive home features soaring 11.5' high ceilings, a bright, open concept floor plan with an abundance of windows. Offering 2,087 Sq. ft. of thoughtfully designed living space of main floor, this home has 3 bedrooms, a den, 2.5 bath, laundry, and a fully finished basement. The kitchen boasts maple cabinets, countertops, a pantry, & stainless appliances. The dining area with gas fireplace & spacious main bedroom with 5-piece ensuite with a relaxing jetted tub featuring a walk-in closet. The fully finished basement includes high ceilings, a wet bar, a large REC room, a 2nd & 3rd bedroom, a sauna and a 3pce bath. The triple heated garage offers large workshop space. Additional features include central vacuum with attachments, a water softener, and air conditioning. Enjoy Well-maintenance living with modern amenities in this serene, adult-oriented community!

Built in 2005

### Essential Information

MLS® #	E4416938
Price	\$675,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	37 1225 Wanyandi Road
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W7

### **Amenities**

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Gazebo, No Animal Home, No Smoking Home, Parking-Extra, Sauna; Swirlpool; Steam, Security Door, See Remarks
Parking Spaces	6
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Commercial, Corner Lot, Fenced, Gated Community, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	PATRICIA HEIGHTS SCHOOL
Middle	HILLCREST SCHOOL
High	JASPER PLACE SCHOOL

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	90
Zoning	Zone 22
Condo Fee	\$702

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Listing information last updated on April 3rd, 2025 at 3:32pm MDT