

## \$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

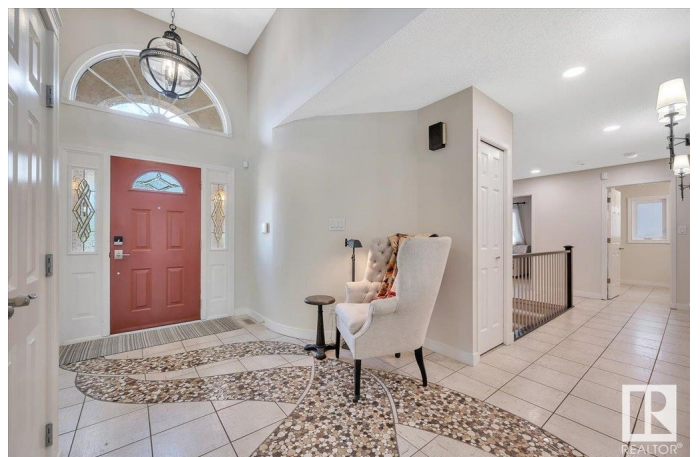
Ogilvie Ridge, Edmonton, AB

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	20
Zoning	Zone 14
HOA Fees	315
HOA Fees Freq.	Annually

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 17th, 2025 at 7:17pm MDT