

## \$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 | 40              |
| Zoning         | Zone 22         |
| Condo Fee      | \$702           |

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Listing information last updated on August 19th, 2025 at 9:17pm MDT