

## \$659,000 - 31 1225 Wanyandi Road, Edmonton

MLS® #E4429487

**\$659,000**

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.

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® # E4429487

Price \$659,000

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	April 7th, 2025
Days on Market	13
Zoning	Zone 22
Condo Fee	\$702

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