

## **\$699,000 - 218 Omand Drive, Edmonton**

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MLS® #E4434328

**\$699,000**

3 Bedroom, 3.50 Bathroom, 3,435 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

A rare chance to own a home in a million-dollar neighborhood, priced to allow for renos. The unique custom-built former show home features a captivating five-level split design with over 4200sqft living space, ample space for families. Upstairs includes 3 bedrooms, main bath, & an elevated ensuite in the primary for extra privacy. Main floor features a large office space, laundry, & a bathroom near the oversize garage. The light-filled kitchen dinette has solarium-style windows, & is central to both living & family rooms both with wood burning fireplaces. The lower level is perfect for entertainment with a wet bar, recreation room, den, and full bath. The basement provides room for workshops & storage. Recent upgrades include a new fence & patio stones (2024), a Euroshield rubber roof & eavestroughs (2018), & furnaces (2014). The grand entrance features an aggregate driveway, & its prime location across from Whitemud Creek Ravine and trails enhances its appeal. Location & huge backyard, potential plus!



Built in 1985

### **Essential Information**

MLS® # E4434328

Price \$699,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,435
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	218 Omand Drive
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1L7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Club House, Deck, Front Porch, Hot Water Natural Gas, Intercom, Recreation Room/Centre, Skylight, Tennis Courts, Vaulted Ceiling, Wet Bar, Workshop, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Marble Surround
Stories	5

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	Zone 14
HOA Fees	315
HOA Fees Freq.	Annually

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