

## \$1,225,000 - 215 Omand Drive, Edmonton

MLS® #E4441600

**\$1,225,000**

4 Bedroom, 3.50 Bathroom, 2,606 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

This is an incredible home in a great location backing on to a park in the Ogilvie Ridge area of southwest Edmonton. The owners have continued to update the home over the years.Â New front entrance door and side window panel. main floor good size entrance vaulted ceiling Â with main floor living room Â formal dining room kitchen Â redone 2011 double ovens & bar fridge with eat in area, Â access to backyard. family room with a gas fireplace. main floor laundry and den. 2pc bath. Upstairs master suite updated 2018 also 2 other bedrooms and 4pc bath. Large Rumpus room in the basement with Projector screen with extra bedroom and 3 pc bath storage/work extra closet storage room Lots of newer glass in windows and Patio door. withÂ Newer Driveway and skylights redone 2017 Installed Solar Panel 2022 Hardwood floor in living areas 2018 Quick walk Â to parks and ravine. Community building with pickleball and tennis courts. Great Family home. close to shopping, Â School Â transportation good access to freeway system.

Built in 1989

### Essential Information

MLS® # E4441600

Price \$1,225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,606                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 215 Omand Drive |
| Area        | Edmonton        |
| Subdivision | Ogilvie Ridge   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1L8         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Hot Water Tankless, Racquet Courts, Tennis Courts, Solar Equipment |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Oven Built-In-Two, Projector |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 14         |
| HOA Fees       | 330             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 14th, 2025 at 2:17pm MDT