

## \$938,800 - 216 Omand Drive, Edmonton

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MLS® #E4443778

**\$938,800**

3 Bedroom, 2.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Discover luxury living in this rare and meticulously maintained Executive Bungalow in desirable Ogilvie Ridge. This home embodies elegance and comfort, making it perfect for discerning buyers seeking a touch of sophistication. Only steps away from Whitemud Creek ravine with scenic trails. The landscaped backyard features a serene waterfall & massive stone patio, creating a beautiful 'private oasis'. The main level boasts vaulted ceilings, floor to ceiling wrap around stone fireplace & newer hardwood floors creating warmth & character. The lower level is a haven for entertaining, equipped with a stylish pool table and 14' wet bar. Enjoy peace of mind with two new, energy-efficient furnaces installed in 2024. Grade 1 high-quality cedar shake roof, replaced in 2014, provides both aesthetic appeal and longevity. This property is a must see, adorned with countless upgrades and top-of-the-line finishes, ensuring every detail speaks to comfort and quality. This home seamlessly blends luxury and functionality!



Built in 1985

### Essential Information

MLS® # E4443778

Price \$938,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	216 Omand Drive
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1L7

### Amenities

Amenities	Air Conditioner, Club House, Front Porch, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Tennis Courts, Vaulted Ceiling, Vinyl Windows, Wet Bar, Wood Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Curtains and Blinds, Wet Bar
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	12
Zoning	Zone 14
HOA Fees	315
HOA Fees Freq.	Annually

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