

## **\$874,900 - 266 Omand Drive, Edmonton**

MLS® #E4442010

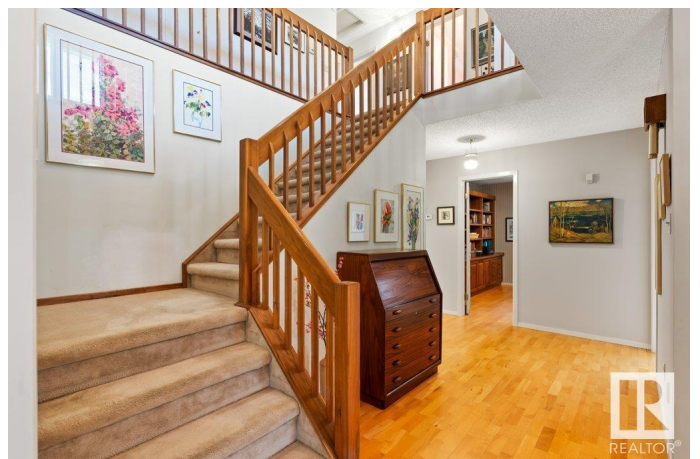
**\$874,900**

4 Bedroom, 3.50 Bathroom, 3,131 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Situated in the highly sought after neighborhood of Ogilvie Ridge, is this immaculate ORIGINAL OWNER home. Located on a large PIE SHAPED lot, in a quiet cul de sac across from the RAVINE! Offering 3100 sqft with a total of FOUR bedrooms upstairs. Many recent upgrades have been completed including: Rubber shingles, most windows and two newer furnaces. The main floor has a classic and functional layout with a front living/dining room, RENOVATED KITCHEN with white cabinets, QUARTZ countertops, induction cooktop, ISLAND, and lots of storage, inviting family room with wood fireplace, main floor den with custom built ins and main floor laundry room! Upstairs has 4 large bedrooms and a LOFT. The primary bedroom features a walk-in closet and 5pce ensuite with double sinks. The basement is partially finished and has a WORKSHOP with direct access to the garage and a half bathroom. Sensational yard with gazebo and numerous plants and tree. Central A/C (on the second floor) and irrigation complete this amazing home.



Built in 1986

### **Essential Information**

MLS® # E4442010

Price \$874,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,131
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	266 Omand Drive
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1K8

### Amenities

Amenities	Air Conditioner, Gazebo, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	See Remarks
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:32pm MDT