

\$654,900 - 31 1225 Wanyandi Road, Edmonton

MLS® #E4447108

\$654,900

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.

New heat pump A/C for your comfort. 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® # E4447108

Price \$654,900

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	July 10th, 2025
Days on Market	3
Zoning	Zone 22
Condo Fee	\$702

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 July 13th, 2025 at 8:32pm MDT