

## \$650,000 - 19 1225 Wanyandi Road, Edmonton

MLS® #E4444536

**\$650,000**

2 Bedroom, 2.50 Bathroom, 1,917 sqft

Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Executive Living in Eagle Point at Country Club! This luxurious 1900+ sqft adult bungalow corner duplex offers refined elegance in a gated community steps from the Edmonton Golf & Country Club. Stunning hardwood floors, gracefully curved walls, soaring 12ft ceilings & expansive windows highlight the open-concept design. Enjoy the chef's kitchen w/ granite counters, 2 ovens, island w/ eating bar & walk-in pantry. The main floor features an executive office, cozy gas fireplace, powder room, laundry room & a massive primary suite w/ spa-like ensuite & custom accessible shower. The finished walkout basement includes full size windows for a bright rec room w/ wet bar, 4-pc bath, additional bedroom (with space for a 3rd), & another den/temporary bedroom. Enjoy the rare & exclusive private walkout patio or relax on the upper deck. Additional perks include A/C, built-in speakers & a peaceful, low-maintenance lifestyle close to grocery, shopping, medical, parks & trails. Move in & experience luxury at its finest!

Built in 2005

### Essential Information

MLS® # E4444536

Price \$650,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,917             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19 1225 Wanyandi Road |
| Area        | Edmonton              |
| Subdivision | Oleskiw               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2W7               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Racquet Courts, Recreation Room/Centre, Security Door, Tennis Courts, Vinyl Windows, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |

|              |                |
|--------------|----------------|
| Stories      | 2              |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Corner Lot, Gated Community, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Patricia Heights           |
| Middle     | Hillcrest / S.Bruce Smith  |
| High       | Jasper Place /Oscar Romero |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 22         |
| Condo Fee      | \$706           |

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 11th, 2025 at 3:48pm MDT