

\$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 | 5 |
| Zoning | Zone 22 |
| Condo Fee | \$702 |

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Listing information last updated on July 15th, 2025 at 8:32am MDT