

## **\$669,900 - 9 1225 Wanyandi Road, Edmonton**

MLS® #E4417806

**\$669,900**

3 Bedroom, 2.50 Bathroom, 1,783 sqft  
Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Executive Living in Eagle Point at Country Club! Experience unparalleled luxury in this exclusive, 1783 sq ft adult bungalow duplex, ideally situated near the prestigious Edmonton Golf & CC in a gated community. The home features rich hardwood flrs throughout the main level, & floor-to-ceiling windows that bathe the open-concept living area in natural light. Relax in the living rm beside the cozy fireplace, or cook in the gourmet kitchen, which boasts granite countertops, a spacious pantry, & an eating bar. The main flr also includes a laundry rm, powder rm, and a luxurious primary bdrm w/ a 5-piece spa-like ensuite & walk-in closet. The hallway showcases exquisite mosaic tile detailing, solar tubes, & gracefully curved walls & doorways. The fully finished bsmt offers a large rec rm w/ a wet bar, two additional bdrms, an office/den, & a 4-pc bath. Additional amenities include air conditioning, sun-drenched backyard, & a charming deck. Move in & indulge in the elegance & comfort of gated community living!

Built in 2006

### **Essential Information**

MLS® #	E4417806
Price	\$669,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	9 1225 Wanyandi Road
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, 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	Cul-De-Sac, Flat Site, Gated Community, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	96
Zoning	Zone 22
Condo Fee	\$706

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