

## **\$643,800 - 20 1225 Wanyandi Road, Edmonton**

MLS® #E4419377

### **\$643,800**

2 Bedroom, 2.00 Bathroom, 1,916 sqft

Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Welcome to your new home in the prestigious Eagle Point at Country Club. Exclusive secure GATED adult community offering a tranquil lifestyle. Perfect for those seeking comfort, elegance & convenience! Beautifully maintained 1,916 sf half duplex bungalow w/a stunning circular foyer leading to the den/bedrm. The open concept floor plan boasts soaring 12' ceilings in the living & dining rm, creating a grand & airy space for relaxation & entertaining. Large windows flood the home w/natural light, highlighting the exquisite details throughout. The gourmet kitchen is a chef's dream, equipped w/SS appliances incl gas cooktop, W/I pantry, island w/granite counters. Enjoy your morning coffee or evening sunsets on the expansive 23' deck. Retreat to the spacious primary bedrm w/a luxurious 5 pc spa like ensuite w/10 mil glas. Just steps away from serene walking trails in the river valley & a private golf club, as well as easy access to Anthony Henday highway. This home combines the best of nature & urban living!

Built in 2005

### **Essential Information**

MLS® # E4419377

Price \$643,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,916             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20 1225 Wanyandi Road |
| Area        | Edmonton              |
| Subdivision | Oleskiw               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2W7               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Gated Community, Golf Nearby, Landscaped, No Back Lane, Public |

|              |                                 |
|--------------|---------------------------------|
|              | Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                |
| Construction | Wood, Brick, Stucco             |
| Foundation   | Concrete Perimeter              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 83                 |
| Zoning         | Zone 22            |
| Condo Fee      | \$706              |

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Listing information last updated on April 20th, 2025 at 12:32pm MDT