

## **\$838,800 - 18 1225 Wanyandi Road, Edmonton**

MLS® #E4444952

**\$838,800**

3 Bedroom, 2.50 Bathroom, 2,038 sqft  
Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

BACKING ON TO THE 14TH HOLE OF THE EDMONTON GOLF AND COUNTRY CLUB, THIS EXECUTIVE BUNGALOW STYLE CONDO PROVIDES ONE OF THE BEST SETTINGS AND LOCATIONS IN THE COMPLEX, In a SECURE, GATED ADULT Complex, you will be impressed by the impeccably maintained common areas when you enter. This OUTSTANDING half-duplex with a fully finished basement is one of the largest in the complex and provides over 3,900 sf of UPGRADED living. The main floor is highlighted by it's LARGE living room that features 12' ceilings, a gas fireplace with stacked-stone and numerous windows that flood the home with light. The Gourmet kitchen features 2-SUB ZERO FRIDGES, a 6-burner gas stove, exotic granite, and a GENEROUS eating area with 2nd fireplace and access to the ENLARGED and PRIVATE South-Facing deck. The recently developed basement includes a large Rec. Room, 2 additional bedrooms, a hobby room PLUS... a wine room. Close to ammenities and walking trails, it's hard to find Bungalows with this SIZE and SETTING...IT'S HERE!

Built in 2004

### **Essential Information**

MLS® #                      E4444952



Price	\$838,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,038
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	18 1225 Wanyandi Road
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Workshop, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, Treed Lot

Roof                              Asphalt Shingles

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                 June 28th, 2025

Days on Market          3

Zoning                        Zone 22

Condo Fee                  \$706

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