

## **\$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	81
Zoning	Zone 22
Condo Fee	\$706

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