

## \$749,990 - 95 Wilkin Road, Edmonton

MLS® #E4422593

**\$749,990**

4 Bedroom, 3.00 Bathroom, 2,410 sqft

Single Family on 0.00 Acres

Oleskiw, Edmonton, AB

Discover this beautifully maintained 2400 sq. ft. home in the prestigious Oleskiw community. Step inside to find a vaulted ceiling living room, a versatile den perfect for a home office or guest room, and a full bath on the main floor. The spacious kitchen offers ample cabinetry and counter space, overlooking the backyard. The bright and welcoming family room is ideal for relaxation and gatherings. Upstairs, the primary suite features a luxurious ensuite and walk-in closet, while two additional bedrooms share a full bath. Outside, enjoy a huge deck, perfect for entertaining, and a lush backyard with a beautiful fruit tree. The home also boasts a triple garage, a freshly repainted modern interior, and a prime location just minutes from West Edmonton Mall, the Golf Club, and River Valley Park. With its exceptional upkeep, luxury, and convenience, this home is a must-see!

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422593  |
| Price          | \$749,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,410     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1990                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 95 Wilkin Road |
| Area        | Edmonton       |
| Subdivision | Oleskiw        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6M 2H4        |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home |
| Parking   | Triple Garage Attached                                           |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Partially Finished                                                                                   |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, River Valley View, River View, Shopping Nearby |
| Roof              | Pine Shakes                                                                                           |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 22nd, 2025 |
|-------------|---------------------|

Days on Market 84

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 17th, 2025 at 8:02am MDT