

## \$650,000 - 19 1225 Wanyandi Road, Edmonton

MLS® #E4444536

**\$650,000**

2 Bedroom, 2.50 Bathroom, 1,917 sqft

Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Executive Living in Eagle Point at Country Club! This luxurious 1900+ sqft adult bungalow corner duplex offers refined elegance in a gated community steps from the Edmonton Golf & Country Club. Stunning hardwood floors, gracefully curved walls, soaring 12ft ceilings & expansive windows highlight the open-concept design. Enjoy the chef's kitchen w/ granite counters, 2 ovens, island w/ eating bar & walk-in pantry. The main floor features an executive office, cozy gas fireplace, powder room, laundry room & a massive primary suite w/ spa-like ensuite & custom accessible shower. The finished walkout basement includes full size windows for a bright rec room w/ wet bar, 4-pc bath, additional bedroom (with space for a 3rd), & another den/temporary bedroom. Enjoy the rare & exclusive private walkout patio or relax on the upper deck. Additional perks include A/C, built-in speakers & a peaceful, low-maintenance lifestyle close to grocery, shopping, medical, parks & trails. Move in & experience luxury at its finest!

Built in 2005

### Essential Information

MLS® # E4444536

Price \$650,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,917
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	19 1225 Wanyandi Road
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W7

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Racquet Courts, Recreation Room/Centre, Security Door, Tennis Courts, Vinyl Windows, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, 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	Corner Lot, Gated Community, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Patricia Heights
Middle	Hillcrest / S.Bruce Smith
High	Jasper Place /Oscar Romero

## Additional Information

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 22
Condo Fee	\$706

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Listing information last updated on July 3rd, 2025 at 8:02pm MDT