

\$699,000 - 218 Omand Drive, Edmonton

MLS® #E4434328

\$699,000

3 Bedroom, 3.50 Bathroom, 3,435 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

A rare chance to own a home in a million-dollar neighborhood, priced to allow for upgrades. The unique custom-built former show home features a captivating five-level split design with over 4200sqft living space, ample space for families. Upstairs includes 3 bedrooms, main bath, & an elevated ensuite in the primary for extra privacy. Main floor features a large office space, laundry, & a bathroom near the oversize garage. The light-filled kitchen dinette has solarium-style windows, & is central to both living & family rooms both with wood burning fireplaces. The lower level is perfect for entertainment with a wet bar, recreation room, den, and full bath. The basement provides room for workshops & storage. Recent upgrades include a new fence & patio stones (2024), a Euroshield rubber roof & eavestroughs (2018), & furnaces (2014). The grand entrance features an aggregate driveway, & its prime location across from Whitemud Creek Ravine and trails enhances its appeal. Location & huge backyard, potential plus!

Built in 1985

Essential Information

MLS® # E4434328

Price \$699,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,435
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

Community Information

Address	218 Omand Drive
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1L7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Club House, Deck, Front Porch, Hot Water Natural Gas, Intercom, Recreation Room/Centre, Skylight, Tennis Courts, Vaulted Ceiling, Wet Bar, Workshop, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Marble Surround
Stories	5

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 3rd, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	315
HOA Fees Freq.	Annually

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