

## \$675,000 - 37 1225 Wanyandi Road, Edmonton

MLS® #E4461422

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,087 sqft  
Condo / Townhouse on 0.00 Acres

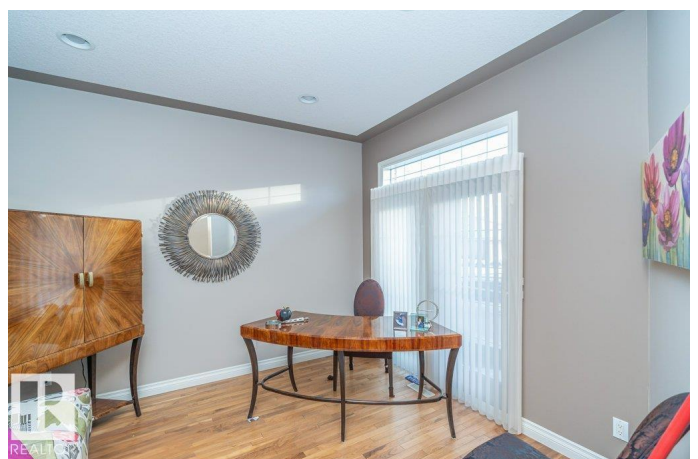
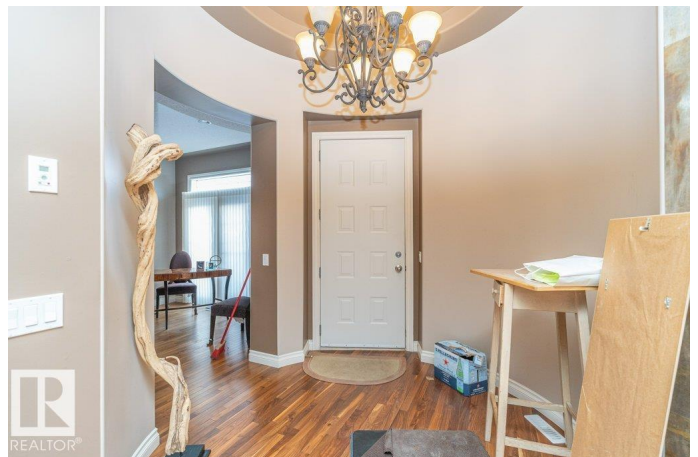
Oleskiw, Edmonton, AB

Welcome to Eagle Point at Country Club in Oleskiw, Enjoy a low-maintenance lifestyle with modern amenities in this adult-oriented gate community. This stunning bungalow features 11.5 ft soaring ceilings, a bright open-concept floor plan, and an abundance of natural light through large windows. Offering 2,087 sq. ft. on the main floor, this home includes 3 bedrooms plus a den, 2.5 bathrooms, and convenient main-floor laundry. The gourmet kitchen boasts maple cabinetry, stainless steel appliances, ample counter space, and a walk-in pantry. The dining area flows into a spacious living room with a gas fireplace, while the primary suite offers a 5-piece ensuite with a Jacuzzi and walk-in closet. The fully finished basement showcases high ceilings, a wet bar, a large recreation room, two additional bedrooms, a 3-piece bath, and a sauna for relaxation. Additional highlights include a triple heated garage, air conditioning, central vacuum system, and a water softener. Property Sold As-Is.

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461422  |
| Price    | \$675,000 |
| Bedrooms | 3         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 2,087                |
| Acres          | 0.00                 |
| Year Built     | 2005                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37 1225 Wanyandi Road |
| Area        | Edmonton              |
| Subdivision | Oleskiw               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2W7               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Wet Bar, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                   |
| Parking        | Triple Garage Attached                                              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel, Masonry           |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Cedar Shakes        |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | PATRICIA HEIGHTS SCHOOL |
| Middle     | HILLCREST SCHOOL        |
| High       | JASPER PLACE SCHOOL     |

**Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 9th, 2025 |
| Days on Market  | 4                 |
| Zoning          | Zone 22           |
| RE / Bank Owned | Yes               |
| Condo Fee       | \$702             |

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 October 13th, 2025 at 8:02pm MDT