

# **\$1,100,000 - 819 Wanyandi Road, Edmonton**

MLS® #E4443920

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,252 sqft

Single Family on 0.00 Acres

Oleskiw, Edmonton, AB

It's an anomaly!! This home is a BUNGALOW set amongst mostly two-storeys, it's exterior is ENTIRELY BRICK! Lot is .25 of an ACRE! Backing onto RAVINE/TRAILS/CREEK/leading to Westridge Park, 100 steps and the River. 2250 sq ft of smartly designed space with the Primary apart from the other bedrooms. PRIVACY abounds, cul-de-sac, trees, playgrounds, OPEN SPACES! Three beds on the Main, one on LL and room for more. Three baths (2-4 piece and 1-3 piece). Slate flooring enhances this home and along with hardwood floors, most of the main level is hard surface with carpets for warmth in the bedrooms. Such Privacy and SINGLE LEVEL LIVING! Central Air Conditioning. Two sets of Garden doors go out to the LARGE CEDAR DECK and you're surrounded by nature! Cedar shakes were replaced in 2010. Large Aggregate parking pad and walkways. Garage boasts interior stairs directly to lower level.

Built in 1981

## **Essential Information**

MLS® #	E4443920
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,252
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	819 Wanyandi Road
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2X3

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Secured Parking, Skylight, Vaulted Ceiling, Wood Windows, Workshop, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Golf Nearby,

Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, Private Park Access

Roof	Cedar Shakes
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	14
Zoning	Zone 22

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