

## **\$874,900 - 266 Omand Drive, Edmonton**

MLS® #E4442010

**\$874,900**

4 Bedroom, 3.50 Bathroom, 3,131 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Situated in the highly sought after neighborhood of Ogilvie Ridge, is this immaculateÂ ORIGINAL OWNER home. Located on a large PIE SHAPED lot, in a quiet cul de sac acrossÂ from the RAVINE! Offering 3100 sqft with a total of FOUR bedrooms upstairs. Many recent upgrades have been completed including: Rubber shingles, most windows and two newer furnaces. The main floor has a classic and functionalÂ layout with a front living/dining room, RENOVATEDÂ KITCHEN with white cabinets, QUARTZ countertops, induction cooktop, ISLAND, and lots of storage, inviting family room with wood fireplace, main floor laundry room! Upstairs has 4 large bedrooms and a LOFT. The primary bedroom features a walk-in closet and 5pce ensuite with double sinks. The basement is partiallyÂ finished and has a WORKSHOP with direct access to the garageÂ and a half bathroom. Sensational yard with gazebo and numerous plants and tree. CentralÂ A/C (on the second floor) and irrigation completeÂ this amazing home.



Built in 1986

### **Essential Information**

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Price \$874,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,131
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	266 Omand Drive
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1K8

### Amenities

Amenities	Air Conditioner, Gazebo, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	See Remarks
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 14

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Listing information last updated on June 16th, 2025 at 6:47am MDT