

## \$615,000 - 20 1225 Wanyandi Road, Edmonton

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MLS® #E4456872

### \$615,000

2 Bedroom, 2.00 Bathroom, 1,916 sqft  
Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Discover the ultimate blend of comfort, elegance, & security in the gated community of Eagle Point! Low-maintenance living at its finest, this exclusive enclave offers lock-&-leave convenience for travel while surrounding you w/ beauty & sophistication. Step inside this 1,916 sq. ft. half duplex bungalow & be greeted by a striking circular foyer leading to a versatile den/bdrm. The open-concept design features soaring 12' ceilings in the living & dining areas, creating an expansive, light-filled atmosphere ideal for both entertaining & everyday living. The kitchen is a chef's dream, complete w/ s/s appliances, gas cooktop, granite island & walk-in pantry. Expansive windows bring the outdoors in, while the 23' deck is the ideal setting for morning coffee or evening sunsets. Unwind in the spacious primary suite, featuring a spa-like 5-pc ensuite w/ luxurious glass shower. Just steps away from serene river valley trails & private golf club, this home combines the best of nature & secured urban living.

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4456872  |
| Price  | \$615,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,916             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20 1225 Wanyandi Road |
| Area        | Edmonton              |
| Subdivision | Oleskiw               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2W7               |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                                                     |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                  |
| Stories           | 1                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                        |
| Exterior Features | Gated Community, Golf Nearby, Landscaped, No Back Lane, No |

|              |                                                      |
|--------------|------------------------------------------------------|
|              | Through Road, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                     |
| Construction | Wood, Brick, Stucco                                  |
| Foundation   | Concrete Perimeter                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 22             |
| Condo Fee      | \$706               |

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Listing information last updated on September 17th, 2025 at 4:47pm MDT