

## \$785,000 - 436 Olsen Close, Edmonton

MLS® #E4457912

**\$785,000**

3 Bedroom, 3.50 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Nestled in the prestigious Ogilvie Ridge, this unique corner-lot home is surrounded by mature trees. Close to Whitemud Creek Ravine, hiking trails, lookouts, and all amenities. The private yard is low-maintenance, and the rare triple attached garage is finished to perfection for car enthusiasts. Grand entrance with an open-to-below ceiling that sets the tone for the spacious layout. Over 2,500 sq ft above grade includes 3 bedrooms—featuring a primary suite with private city-view balcony—plus versatile rooms ideal for two home offices or play areas. The fully finished basement adds an entertainment area, a full bathroom, and an infrared sauna. Recent upgrades: new EPDM roof with skylight and flashing, upgraded electrical, refinished hardwood floors, serviced and cleaned furnaces with new blower motors, new sump pump, fresh paint, and other improvements. Priced to allow for future personal touches, this property is the perfect canvas to create your dream home in the best community of SW Edmonton.

Built in 1989

### Essential Information

MLS® # E4457912

Price \$785,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,508                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 436 Olsen Close |
| Area        | Edmonton        |
| Subdivision | Ogilvie Ridge   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1L1         |

### Amenities

|               |                                                                                                                                                                                                             |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Dance Floor, Exercise Room, Gazebo, No Smoking Home, Parking-Extra, Skylight, Wood Windows |
| Parking       | Triple Garage Attached                                                                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Airport   Nearby,   Corner   Lot,   Creek,   Cul-De-Sac,   Fenced,   Low  
Maintenance Landscape, Picnic Area, Playground Nearby, Ravine View,  
Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City

Roof                              EPDM Membrane

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                George H. Luck Elementary

Middle                      Riverbend Junior High

High                         Mother Margaret Mary High

**Additional Information**

Date Listed                September 15th, 2025

Days on Market        2

Zoning                      Zone 14

HOA Fees                 330

HOA Fees Freq.        Annually

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Listing information last updated on September 17th, 2025 at 6:32am MDT