

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

MLS® #E4442010

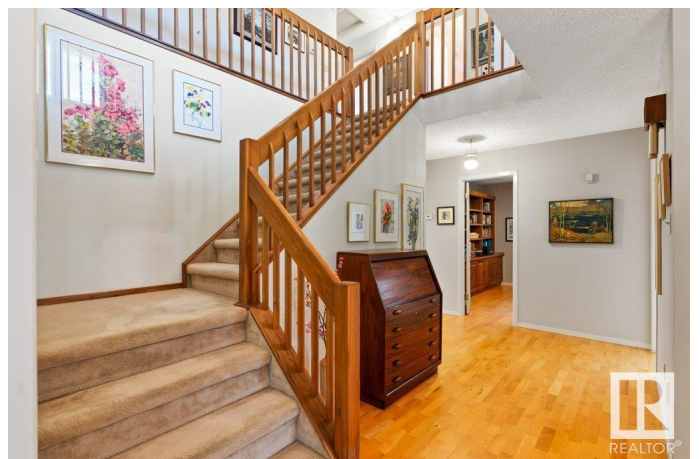
**\$874,900**

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 immaculate ORIGINAL OWNER home. Located on a large PIE SHAPED lot, in a quiet cul de sac across 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 functional layout with a front living/dining room, RENOVATED KITCHEN with white cabinets, QUARTZ countertops, induction cooktop, ISLAND, and lots of storage, inviting family room with wood fireplace, main floor den with custom built ins and 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 partially finished and has a WORKSHOP with direct access to the garage and a half bathroom. Sensational yard with gazebo and numerous plants and tree. Central A/C (on the second floor) and irrigation complete this amazing home.



Built in 1986

### Essential Information

MLS® # E4442010

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 1:18pm MDT