

## \$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                                                                                                                                                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                                                                                                                                                    |

### 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 | 52              |
| Zoning         | Zone 22         |

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Listing information last updated on August 14th, 2025 at 8:47pm MDT