

## **\$689,000 - 956 Ogilvie Boulevard, Edmonton**

MLS® #E4426085

**\$689,000**

4 Bedroom, 2.50 Bathroom, 2,614 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Fabulous OGILVIE location across from the neighborhood park with tennis courts, WALKING TRAILS and just steps to the NATURAL GREEN SPACE that runs thru the neighborhood, yet minutes from all the AMENITIES the area has to offer! This ONE OWNER, TIMELESS & TRADITIONAL 2614+ sq. ft. 2 story offers a FORMAL LIVING ROOM & DINING ROOM featuring rich BRAZILIAN HARDWOOD, a fireplace & a DEN just off the CENTRAL FOYER, the kitchen features GRANITE counters, NEWER STAINLESS appliances & an ISLAND COOKTOP with down draft! A GENEROUS NOOK provides access to the west deck & mature yard. Cozy up in the FAMILY ROOM off the kitchen offering a WET BAR & fireplace, there is also a bedroom/den & 2 pc bath plus garage access! Up the CENTRAL STAIRCASE to a loft space, 2 bedrooms with a 4pc bath and a GRACIOUS PRIMARY bedroom with a separate shower, JACUZZI tub & large WI closet. The undeveloped basement is ready for your personal touch. CENTRAL AIR, NEWER HI-EFFICIENCY FURNACE & HOT WATER TANK, CEDAR SHINGLES & so much more!

Built in 1987

### **Essential Information**

MLS® #

E4426085



|                |                        |
|----------------|------------------------|
| Price          | \$689,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,614                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 956 Ogilvie Boulevard |
| Area        | Edmonton              |
| Subdivision | Ogilvie Ridge         |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 1K8               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Vaulted Ceiling, Wet Bar, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
|-------------------|---|

|                 |           |
|-----------------|-----------|
| Lot Description | 16.8x40.6 |
|-----------------|-----------|

|      |              |
|------|--------------|
| Roof | Cedar Shakes |
|------|--------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
|--------------|---------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |               |
|------------|---------------|
| Elementary | George H Luck |
|------------|---------------|

|        |                  |
|--------|------------------|
| Middle | Riverbend School |
|--------|------------------|

|      |                           |
|------|---------------------------|
| High | Lilian Osborne/Strathcona |
|------|---------------------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 17th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 48 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 14 |
|--------|---------|

|          |     |
|----------|-----|
| HOA Fees | 315 |
|----------|-----|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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