# \$715,000 - 956 Ogilvie Boulevard, Edmonton

MLS® #E4426085

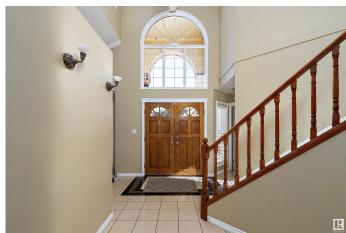
### \$715.000

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 \$715,000

4

Bedrooms

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 35

Zoning Zone 14

HOA Fees 315

HOA Fees Freq. Annually

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