



Edmonton **22 Oleskiw**
 918 Wallbridge CL NW NW

LP: **\$644,900**
SP:



ACTIVE

Type: Detached Single Family
Style: 2 Storey
Year Built: 1993
Full Baths: 3
Half Baths: 1
Tot A.G. SqFt: 2,573.89

Listing ID#: E4191209
Bdrms Above: 4
Bdrms Total: 4
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 239.12

Located in prestigious Country Club estates this beautifully upgraded & almost 2600 square foot home is exceptionally well priced & is perfect as an executive styled family home. A soaring foyer welcomes you & huge windows pour sunlight into a stunning vaulted formal living/dining room. The new white kitchen is lovely & thick granite counter & huge island are sure to please the family chef. A family room w/ gas fireplace & amazing den + 2 piece bath complete the main floor. Upstairs you'll find FOUR bedrooms including a huge master bedroom & 5 piece bath. FULLY FINISHED basement with media & workout rooms PLUS a sauna for post workout! The SUNNY SOUTH facing backyard is landscaped & features stamped concrete & covered deck. A/C to beat the heat & heated garage for the winter! Exceptional home close to golf club, public transport & all amenities!

Directions:

Virtual Tour:

Brochure: <http://www.918-Wallbridge-Place.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	1	1	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	3						AbGd:	239.12	2,573.89
Fireplace Y/N:	Y Fireplace Type: Tile Surround						Lowr:		
Parking:	Double Garage Attached						BIGd:		
Garage Dim:	21x22		Prk Encl/Ttl:		2 / 4		Total A.G.:	239.12	2,573.89

Living Room:	3.66x4.26	M	Master Bedroom:	4.75x4.25	U	Recreation Room	B
Dining Room:	3.66x3.65	M	Bedroom 2:	3.29x3.33	U	Gym/Exercise	B
Kitchen:	3.38x3.64	M	Bedroom 3:	3.04x4.36	U		
Family Room:	4.05x4.02	M	Bedroom 4:	3.19x3.70	U		
Den:	4.05x3.12	M					
Bonus Room:							

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-2
Roof: Cedar Shakes **Heat Source:** Natural Gas
Exterior: Stucco **Features:** Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Site Influences: Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 741.60 **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** North
Taxes: \$5,620.88 2019 **Local Improve:**