

## **\$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
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	32
----------------	----

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

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

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:17am MDT