

## \$475,000 - 174 Oeming Road, Edmonton

MLS® #E4454021

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Condo / Townhouse on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Step into comfort and charm in this 3-level split half duplex in Whitemud Creek Estates of Ogilvie Ridge Phase 1. From the moment you enter, youâ€™ll love the bright and spacious living room, complete with a cozy fireplace that sets the tone for relaxed evenings. The kitchen shines with sleek white cabinets and plenty of prep spaceâ€”while the dining area, overlooking the deck through a big sunlit window, is made for gathering. Upstairs, the primary bedroom is your private retreat with a walk-in closet and 4-piece ensuite. Another bedroom and full bath complete this level. The fully finished basement brings extra room to live and play, with a large recreation area featuring a second fireplace, plus a third bedroom, 3-piece bath, and handy storage. Out back, enjoy a spacious deck and fenced yard ideal for entertaining or simply soaking up the outdoors. With A/C, Hunter Douglas blinds, a double attached garage, and a warm, welcoming vibe throughout, this home is ready to be loved.

Built in 1991

### Essential Information

MLS® # E4454021

Price \$475,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,348             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 174 Oeming Road |
| Area        | Edmonton        |
| Subdivision | Ogilvie Ridge   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G2         |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Tennis Courts |
| Parking Spaces | 4                                                                                                               |
| Parking        | Double Garage Attached                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                             |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 80                |
| Zoning         | Zone 14           |
| HOA Fees       | 252               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$491             |

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Listing information last updated on November 8th, 2025 at 10:17pm MST