

# \$475,000 - 174 Oeming Rd Nw, Edmonton

MLS® #E4454021

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Single Family on 0.11 Acres

Ogilvie Ridge, Edmonton, Alberta

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. (id:6289)

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4454021  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Square Footage | 1,348     |



|            |                    |
|------------|--------------------|
| Acres      | 0.11               |
| Year Built | 1991               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 174 Oeming Rd Nw |
| Subdivision | Ogilvie Ridge    |
| City        | Edmonton         |
| Province    | Alberta          |
| Postal Code | T6R2G2           |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Golf Course, Playground, Public Transit, Schools, Shopping                        |
| Features       | Private setting, No back lane, Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                 |
| Parking        | Attached Garage                                                                   |
| # of Garages   | 1                                                                                 |

### Interior

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Garburator, Hood Fan, Refrigerator, Stove, Central Vacuum, Washer, Window Coverings, See remarks |
| Heating      | Forced air                                                                                                                                                            |
| Cooling      | Central air conditioning                                                                                                                                              |
| Fireplace    | Yes                                                                                                                                                                   |
| Fireplaces   | Gas                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exp Realty |
|----------------|------------|



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Listing information last updated on October 20th, 2025 at 9:31am MDT