

## \$749,900 - 116 Ower Place, Edmonton

MLS® #E4429491

**\$749,900**

6 Bedroom, 3.50 Bathroom, 4,266 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

This is an over 4200sf PALACE! In prestigious Ogilvie lies this massive 7 BEDROOM home with a 2nd KITCHEN and AC on an 860m2 lot! Upon entry you feel the grandness w open to below entry facing a spiral staircase! Front sitting room in pristine condition. The formal dining ROOM (it is an entire room!), sets onto a very large informal dining room. Next, the kitchen is so well sized with equal parts storage and counter space. This backs onto a treasure: a 2 STOREY heated SOLARIUM! You have 2 bedrooms with BALCONIES onto it! The back living room is well sized and has a WOOD BURNING FIREPLACE! You have a den w fp, walk-in closet, bathroom, and mud room finishing the main. Going up you have a very oversized primary bedroom, 3 very well sized additional bedrooms, and a BONUS ROOM. The basement has a full kitchen w pantry, 2 additional bedrooms, a full bathroom, and massive family room space that easily splits into 3; one could even be an additional bedroom! The back yard has NO REAR NEIGHBOURS! Come home today.

Built in 1987

### Essential Information

MLS® # E4429491

Price \$749,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,266
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Ower Place
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1K3

### **Amenities**

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Deck, Sunroom
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	20
Zoning	Zone 14
HOA Fees	330
HOA Fees Freq.	Annually

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