

## \$978,800 - 311 Osland Place, Edmonton

MLS® #E4431364

**\$978,800**

4 Bedroom, 4.00 Bathroom, 2,634 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Welcome to this spacious & well-appointed home with 17ft ceilings & ton natural light that's ideal for family living and entertaining. Nestled in one of Edmonton's most desirable neighbourhoods. The main floor features a flexible office or optional 4th bedroom & a full bath, perfect for remote work or multi-generational living. The kitchen boasts ample cabinetry, modern appliances & a large island ideal for meal prep. The upper floor boasts 3 bedrooms & 2 full baths including a primary with a walk-in closet & a 5pc ensuite for your own personal sanctuary. The finished Basement has a bedroom & a 4pc bath & a versatile living space with lots of room for a rec room, home gym or media area—perfect for growing families! Outside you'll find a beautifully landscaped yard with mature trees, lush greenery & plenty of space for outdoor enjoyment and entertaining. Situated on a quiet street, steps from a ravine & close to top-rated schools, parks & easy access to the Whitemud & Henday making commuting a breeze.

Built in 1989

### Essential Information

MLS® # E4431364

Price \$978,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,634
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	311 Osland Place
Area	Edmonton
Subdivision	Ogilvie Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2A2

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	350
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 9:17am MDT