

## \$750,000 - 436 Olsen Close, Edmonton

MLS® #E4457912

**\$750,000**

3 Bedroom, 3.50 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Ogilvie Ridge, Edmonton, AB

Priced to sell in prestigious Ogilvie Ridge! This corner-lot home, surrounded by mature trees and steps to Whitemud Creek Ravine, offers incredible value and potential. The rare triple-attached garage is finished to perfection for car enthusiasts. Inside, the grand open-to-below entrance leads to over 2,500 sq ft above grade with 3 bedrooms—including a primary suite with private balcony—and a spacious bonus room that can easily be converted into a 4th bedroom. Versatile spaces throughout the home also allow for offices or play areas. The finished basement adds a rec room, full bath, and infrared sauna. Recent upgrades include: new EPDM roof with skylight and flashing, upgraded electrical, refinished hardwood floors, serviced furnaces with new blower motors, new sump pump, fresh paint, and more. Future potential: convert the main-floor room into laundry, add a pantry in the kitchen, update landscaping, or customize finishes to your style. Don't miss out!

Built in 1989

### Essential Information

MLS® # E4457912

Price \$750,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,508                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 436 Olsen Close |
| Area        | Edmonton        |
| Subdivision | Ogilvie Ridge   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1L1         |

### Amenities

|               |                                                                                                                                                                                                             |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Dance Floor, Exercise Room, Gazebo, No Smoking Home, Parking-Extra, Skylight, Wood Windows |
| Parking       | Triple Garage Attached                                                                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Glass Door                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                            |
| Exterior Features | Airport Nearby, Corner Lot, Creek, Cul-De-Sac, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City |
| Roof              | EPDM Membrane                                                                                                                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                             |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | George H. Luck Elementary |
| Middle     | Riverbend Junior High     |
| High       | Mother Margaret Mary High |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 14              |
| HOA Fees       | 330                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 4th, 2025 at 8:32am MDT