

## \$360,000 - 265 Oeming Road, Edmonton

MLS® #E4429492

**\$360,000**

3 Bedroom, 2.00 Bathroom, 1,024 sqft  
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

This beautiful 50+ community that perfectly blends comfortable living with vibrant social connections. The 1,023 sq/ft half duplex features 2+1 bedrooms & 2 renovated bathrooms. The sun-filled living room formal dining area are ideal for cozy evenings or memorable dinners with family! The bright, cheerful kitchen offers plenty of cabinetry, complete with custom storage solutions to keep everything tidy accessible. On the main floor, youâ€™™ll find two spacious bedrooms, a stunning main bath w/large walk-in shower & main floor laundry, plus new windows & coverings! The fully finished basement offers an open recreation area, bedroom, 3-piece bath, & workshop for hobbies/projects. Beyond your front door, enjoy the incredible Amenities Centre, perfect for social gatherings, celebrations, plus you're steps away from 2 bus stops connecting to the LRT & a short stroll to the scenic Whitemud Ravine. You deserve a carefree, active lifestyle you deserve; maintenance-free living has never looked so good!

Built in 1986

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429492  |
| Price  | \$360,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,024             |
| Acres          | 0.00              |
| Year Built     | 1986              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 265 Oeming Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1M4         |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Deck, Sunroom, Workshop |
| Parking Spaces | 2                       |
| Parking        | Single Garage Attached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025  
Days on Market                12  
Zoning                              Zone 14  
Condo Fee                        \$359

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