

## \$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	15
Zoning	Zone 14
HOA Fees	330
HOA Fees Freq.	Annually

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