

## \$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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