

South Edmond Country Retreat
3318 E 44th St
Edmond, OK 73013

\$849,000
2.5± Acres
Oklahoma County



South Edmond Country Retreat
Edmond, OK / Oklahoma County

SUMMARY

Address

3318 E 44th St null

City, State Zip

Edmond, OK 73013

County

Oklahoma County

Type

Residential Property

Latitude / Longitude

35.612205 / -97.436474

Dwelling Square Feet

2,716

Bedrooms / Bathrooms

3 / 3

Acreage

2.5

Price

\$849,000

Property Website

<https://whiteoakrealestate.com/property/south-edmond-country-retreat/oklahoma/oklahoma/111602/>



PROPERTY DESCRIPTION

Properties like this rarely come to market. For generations, this beautiful 2.5-acre homesite has remained in the same family. Today, it presents a rare opportunity to own a custom-built home on gated acreage in the highly sought-after Edmond Public Schools district. With no HOA restrictions, the 30'x40' shop offers exceptional flexibility for a home-based business, equipment storage, hobbies, horses, or farm animals—all just minutes from I-35, shopping, dining, Edmond, and Oklahoma City.

Thoughtfully designed with a desirable split floor plan, this custom home offers approximately 2,716 sq. ft. (per builder plans) with 3 bedrooms, 3 full baths, a heated and cooled flex room, dedicated office with built-in desks, abundant custom cabinetry, walk-in pantry, oversized mudroom with sink, bench seating, refrigerator hookup, and built-in storage. The inviting living room features a wood-burning fireplace and opens to a beautiful custom kitchen with an oversized quartz island seating six.

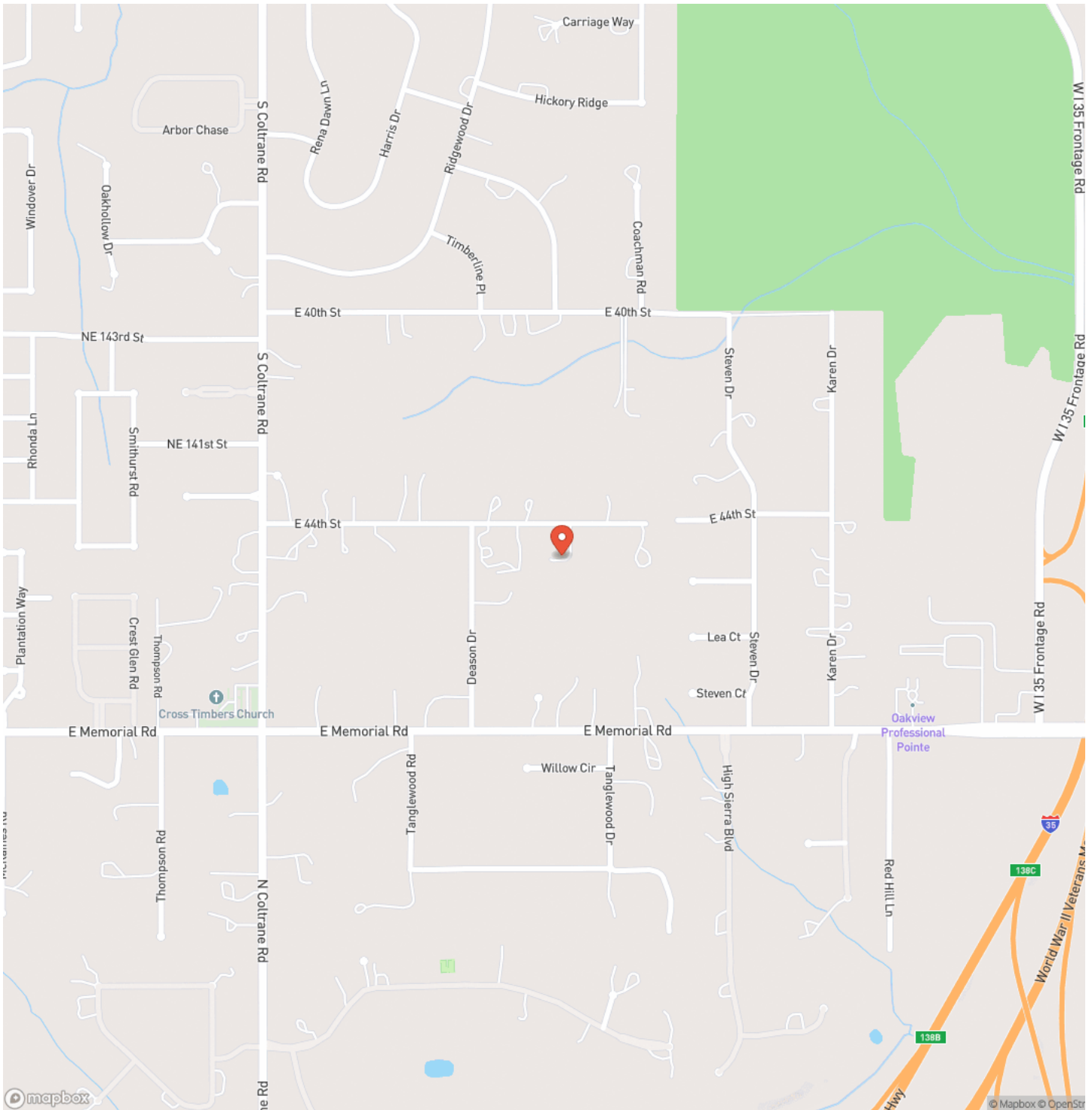
Outside you'll find mature trees, open pasture, a circle drive, covered front porch, gazebo, oversized 3-car garage with an in-ground storm shelter, and room to roam. The 30'x40' shop features a concrete floor, plumbing rough-in, and electrical service. A high-capacity private well with multiple hydrants makes maintaining the property efficient. A whole-home Generac generator, tankless water heater, and water softener add comfort and peace of mind.

Whether you're seeking space to live, work, entertain, or simply enjoy the privacy of country living with city convenience, this exceptional property offers a rare combination of custom craftsmanship, usable acreage, and everyday functionality in one of Oklahoma's most desirable locations.

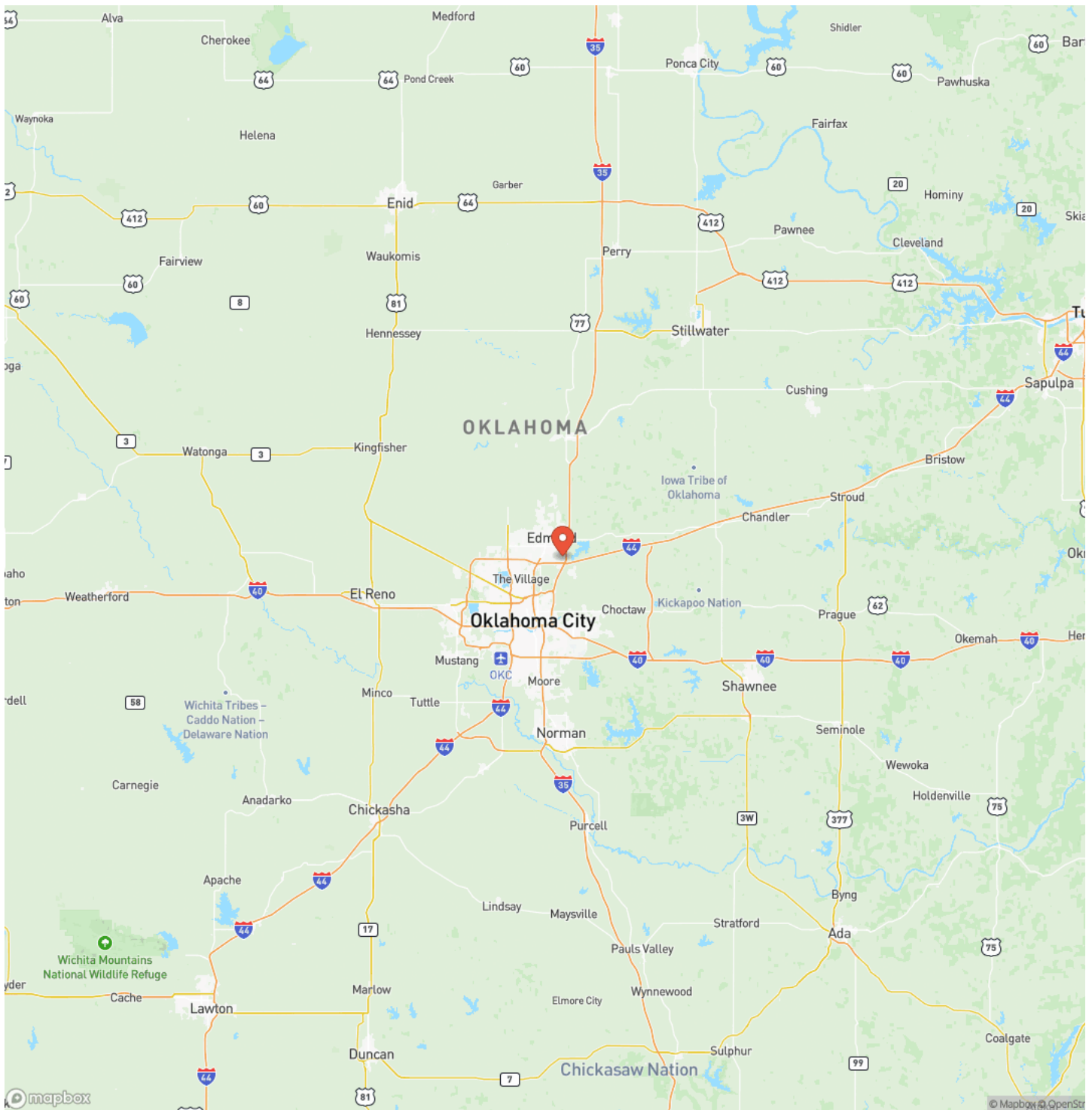
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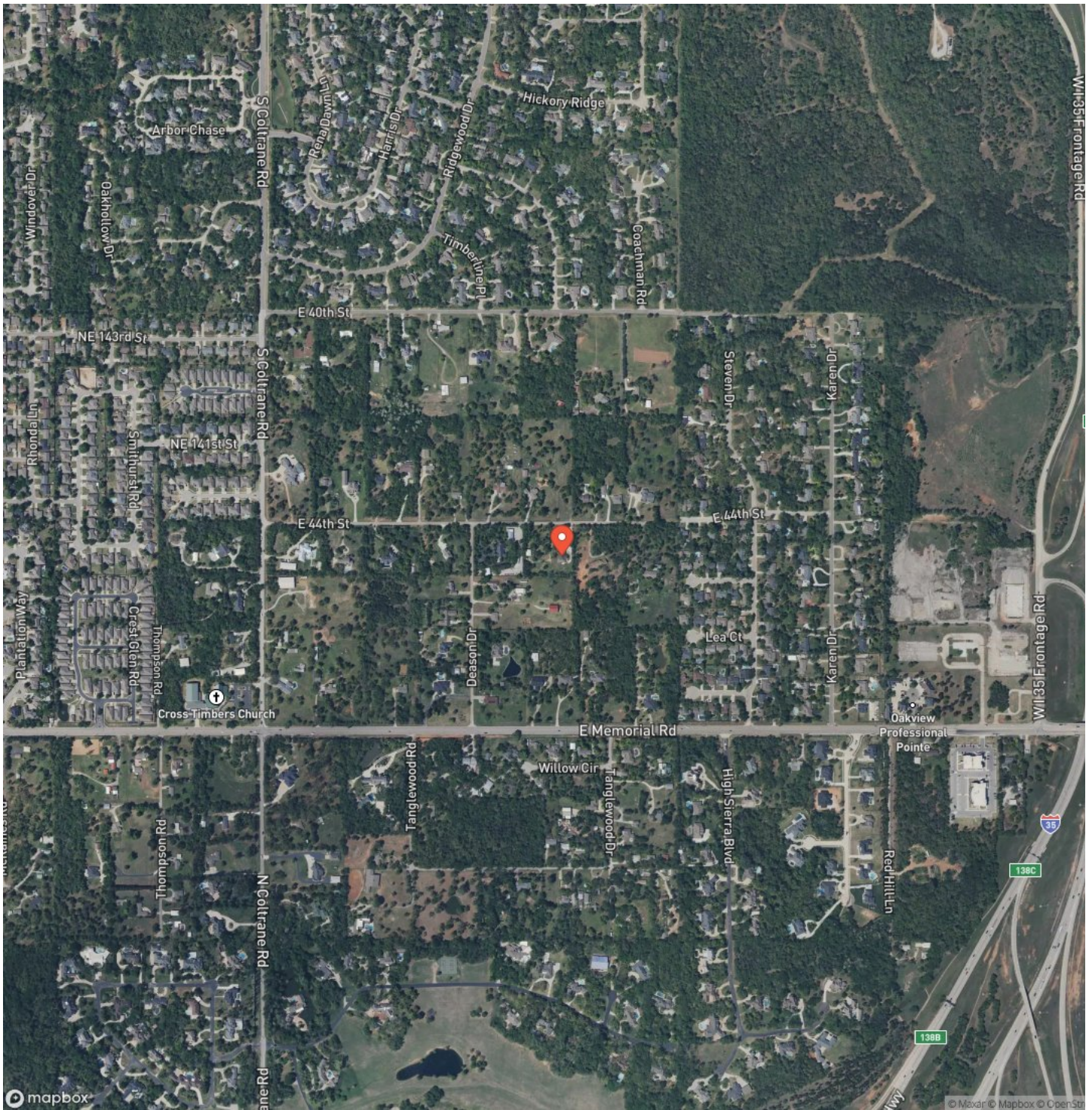
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Allison Moore

Mobile

(918) 637-5552

Email

Allison@WhiteOakRealEstate.com

Address

City / State / Zip

Tulsa, OK 74135

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Boundary lines are approximate and for illustrative purposes only. No representation or warranty is made as to accuracy. Buyer to verify all boundaries by independent survey



White Oak Real Estate Group
4835 S. Fulton Ave, Ste. 100
Tulsa, OK 74066
(918) 607-1006
<https://whiteoakrealestate.com/>

