

## \$999,800 - 32 West Point Wynd, Edmonton

MLS® #E4442990

**\$999,800**

4 Bedroom, 3.50 Bathroom, 2,960 sqft

Single Family on 0.00 Acres

Oleskiw, Edmonton, AB

Nestled in a prestigious gated community, this beautifully landscaped property offers exceptional living space inside and out. Step into a grand foyer leading to a front living room featuring a cozy fireplace and charming bay window. The main level boasts a formal dining area, sunroom facing the backyard, family room, kitchen with a breakfast nook. New main floor furnace installed February 2025. Enjoy the convenience of a laundry room and an attached double car garage. Upstairs, the open-to-below layout has an office area with a built-in desk, two bedrooms, and a 4 piece bathroom. The primary suite is a true retreat, offering a walk-in closet, 5 piece ensuite, and a private balcony overlooking the expansive, landscaped backyard with a large deck. The fully finished basement includes an additional bedroom, 3 piece bathroom, oversized rec room, and ample storage. Just 5 minutes to the Edmonton Country Club and West Edmonton Mall, this home combines comfort, style, and location in one perfect package.

Built in 1987

### Essential Information

MLS® # E4442990

Price \$999,800

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,960
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	32 West Point Wynd
Area	Edmonton
Subdivision	Oleskiw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5N5

### Amenities

Amenities	Off Street Parking, Air Conditioner, Sunroom
Parking Spaces	5
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Gated Community, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Patricia Heights School
Middle	Hillcrest School
High	Jasper Place School

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	8
Zoning	Zone 22
HOA Fees	4200
HOA Fees Freq.	Annually

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