

## \$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
----------	--------------------

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	26
Zoning	Zone 22
HOA Fees	4200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 14th, 2025 at 6:02am MDT