

## \$849,900 - 32 West Point Wynd, Edmonton

MLS® #E4458331

**\$849,900**

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® # E4458331

Price \$849,900

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    | September 18th, 2025 |
| Days on Market | 34                   |
| 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 October 22nd, 2025 at 3:17pm MDT