

# \$995,555 - 22 Prestige Point(e), Edmonton

MLS® #E4440253

**\$995,555**

5 Bedroom, 3.50 Bathroom, 2,158 sqft

Condo / Townhouse on 0.00 Acres

Oleskiw, Edmonton, AB

Welcome to Prestige Point, an exclusive gated enclave steps from Edmonton's river valley in the coveted community of Oleskiw. This rare, architecturally designed bi-level exudes luxury w/over 3,500 sq ft of refined living space, featuring 5 bedrooms, 3.5 baths, 3 elegant flex rooms, & a layout curated for upscale entertaining & family comfort. The grand foyer w/open-above ceilings leads to sun-drenched living & dining areas w/rich hardwood flooring. An executive library overlooks the impeccably landscaped, low-maintenance yard. The gourmet kitchen offers top-tier appliances, a sunny breakfast nook, & Juliet balcony. The main level includes 2 spacious bedrooms w/a 5-piece Jack & Jill bath, laundry room, & powder room. Upstairs, the private primary suite offers b/o blinds, W/I closet, electric fireplace, & spa-like ensuite. The lower LVL features a vast rec room, 2 beds, 4-piece bath, wet bar, & 2 luxe flex rooms. U.G sprinklers, A/C, water softener, & heated oversized garage complete this exceptional home.

Built in 2001

## Essential Information

MLS® # E4440253

Price \$995,555



|                |                      |
|----------------|----------------------|
| Bedrooms       | 5                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 2,158                |
| Acres          | 0.00                 |
| Year Built     | 2001                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bi-Level             |
| Status         | Active               |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 22 Prestige Point(e) |
| Area        | Edmonton             |
| Subdivision | Oleskiw              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 2T3              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar |
| Parking   | Double Garage Attached, Over Sized  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                     |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Gated Community, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Shopping Nearby |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Patricia Heights School |
| Middle     | Hillcrest School        |
| High       | Jasper Place School     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 22        |
| Condo Fee      | \$164          |

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 6th, 2025 at 9:02am MDT