

## \$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
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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	59
Zoning	Zone 22
Condo Fee	\$164

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