

## \$924,900 - 326 Wolf Ridge Point(e), Edmonton

MLS® #E4440039

**\$924,900**

4 Bedroom, 3.00 Bathroom, 2,712 sqft

Single Family on 0.00 Acres

Oleskiw, Edmonton, AB

Tucked away in one of the most exclusive and sought-after cul-de-sacs on Wolf Ridge Point, this bright 2,711 sq.ft. 2-storey home offers luxury living just steps from the ravine and the Edmonton Golf & Country Club!. Set on a prized corner lot, it boasts 4 bedrooms and soaring 15' vaulted ceilings that welcome you with natural light. The elegant living room with gas fireplace flows into a formal dining area, perfect for entertaining. The upgraded chef's kitchen boasts crisp white cabinetry, ample counter space, large corner pantry & skylights that flood the breakfast nook and adjoining family room with sunlight. A main floor bedroom with full bath adds flexibility. Upstairs you'll find 3 additional bedrooms, including the spacious primary retreat which impresses with a spa-like 5-pc ensuite, walk-in closet, and wall-to-wall built-ins. The private backyard oasis featuring a 45-ft deck is ideal for relaxing or hosting. A rare opportunity to live in this tightly held cul-de-sac enclave!

Built in 1988

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440039  |
| Price     | \$924,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,712                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 326 Wolf Ridge Point(e) |
| Area        | Edmonton                |
| Subdivision | Oleskiw                 |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 5R7                 |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Patio, Skylight, Vaulted Ceiling |
| Parking   | Double Garage Attached                                               |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 22        |

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