

Courtesy Of Joana Funk Of MaxWell Polaris

# \$1,165,000 - 206 Wolf Willow Crescent, Edmonton

MLS® #E4422597

**\$1,165,000**

4 Bedroom, 3.50 Bathroom, 2,330 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Nestled on close to 65' of frontage on a private setting facing Patricia Ravine, this home offers 2,330sq ft above grade + 1,397sq ft below grade, breathtaking views, easy access to Wolf Willow Ravine's trails and pathways, river valley, footbridge, and peaceful natural surroundings right at your doorstep. The main floor features a formal living and dining room, a kitchen overlooking the family room, and a sun-filled south-facing sunroom that opens to a beautifully landscaped yard with a covered BBQ area and fountain perfect for outdoor entertaining. A versatile fourth bedroom and a separate side entrance add flexibility & convenience. Upstairs, the spacious primary suite offers a private 10' x 18' balcony overlooking the tranquil backyard. Two additional bedrooms provide ample space, complemented by four bathrooms, two large wood-burning fireplaces, and features such as a sprinkler and alarm system. Situated on an 878.75 m<sup>2</sup> lot, minutes from schools, shopping, golf, Whitemud Dr, and Anthony Henday.

Built in 1976

## Essential Information

MLS® # E4422597

Price \$1,165,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,330
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	206 Wolf Willow Crescent
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1T2

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground, Sunroom, Television Connection, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two, Wet Bar
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Masonry
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Brick, Metal

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Brick, Metal

Foundation Concrete Perimeter

## Additional Information

Date Listed February 23rd, 2025

Days on Market 39

Zoning Zone 22

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