

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 a 65' frontage on a private setting facing Patricia Ravine, this home offers approx 3,727 Sqft of finished living space, breathtaking views, easy access to Wolf Willow Ravine's trails and pathways, river valley, footbridges, 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 and 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, this home is 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 19

Zoning Zone 22

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