

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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Listing information last updated on March 14th, 2025 at 11:02am MDT