

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 large 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 m² 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 47

Zoning Zone 22

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Listing information last updated on April 10th, 2025 at 10:32pm MDT