

\$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



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|----------------|------------------------|
| 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

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

Amenities

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|----------------|--|
| 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

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|-------------------|---|
| 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 |

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|----------|----------------|
| Basement | Full, Finished |
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Exterior

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|----------|--------------------|
| Exterior | Wood, Brick, Metal |
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| 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 |
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| Roof | Asphalt Shingles |
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| Construction | Wood, Brick, Metal |
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| Foundation | Concrete Perimeter |
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Additional Information

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| Date Listed | February 23rd, 2025 |
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| Days on Market | 55 |
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| Zoning | Zone 22 |
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Listing information last updated on April 19th, 2025 at 10:47am MDT