

# \$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 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 | 67 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 22 |
|--------|---------|

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Listing information last updated on May 1st, 2025 at 1:17pm MDT