

## \$1,100,000 - 177 Wolf Willow Crescent, Edmonton

MLS® #E4461812

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 2,386 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

LOCATION!LOCATION!LOCATION! Discover this beautifully maintained 2-storey home perfectly situated near the scenic River Valley. With a spacious open floor plan, this home offers the perfect blend of comfort, character and convenience. Step inside to find warm hardwood floors throughout the main level and cozy living room with wooden fireplace- ideal for relaxing evenings, and sunroom that can be enjoyed year-round. The kitchen flows seamlessly into the dining and living area-ideal for family life and entertaining. Main-level bonus room provides flexible space for a home office or playroom. Upstairs you will find primary bedroom with ensuite, along with 3 additional bedrooms, offering plenty of space for family and guests. The fully finished basement adds even more living and recreational options. Stay comfortable in all seasons with 2 furnaces, 2 A/C units. Outside, enjoy a beautifully landscaped backyard and your private rooftop deck. The triple garage offers plenty of space for parking and storage.

Built in 1977

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4461812    |
| Price    | \$1,100,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,386                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 177 Wolf Willow Crescent |
| Area        | Edmonton                 |
| Subdivision | Westridge (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 1T3                  |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Sunroom, Rooftop Deck/Patio |
| Parking Spaces | 3                           |
| Parking        | Triple Garage Attached      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Woodstove                                                                                                                                   |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Metal |
|----------|-------------|

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Corner Lot, Cul-De-Sac |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Metal            |
| Foundation        | Concrete Perimeter     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 22            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 7:17am MDT