

## \$794,900 - 40 Willow Way, Edmonton

MLS® #E4433110

**\$794,900**

5 Bedroom, 3.50 Bathroom, 2,971 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Welcome to this rare gem in the exclusive Westridge community! Nestled on a quiet street near the river valley and ravine trails and backing Westridge Park, this original-owner, custom-designed 2-storey home awaits your personal updates and touches. The 2,970 sq ft home includes 4+1 bedrooms, 3.5 baths, formal living/dining rooms, main floor laundry, and unique stairwell to upper loft areas. The fully developed basement has large windows, a sunken rec room, wet bar, cheat-suite bath, and private side door entrance with backyard access. The private yard, is on one of the largest lots on Willow Way, property boasts park-like charm with mature trees, many perennials, and large lawn. Home is Well-built, with triple attached garage, double drywall and clever storage throughout. Upgrades include some windows, updated cedar roof shakes, overhead garage doors, HW tank, 2 newer furnaces, and new 55m side fence (2023). Donâ€™t miss your chance at this opportunity to live in this highly sought-after neighborhood!

Built in 1979

### Essential Information

MLS® #	E4433110
Price	\$794,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,971
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Willow Way
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1C8

### **Amenities**

Amenities	Tennis Courts
Parking Spaces	7
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes

Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	5
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 May 1st, 2025 at 10:32am MDT