

# \$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 4:17pm MDT