

\$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 | 7 |
| Zoning | Zone 22 |

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Listing information last updated on May 3rd, 2025 at 5:47am MDT