

## \$899,900 - 186 Willow Way, Edmonton

MLS® #E4446774

**\$899,900**

6 Bedroom, 2.50 Bathroom, 3,194 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Discover the potential of this custom built "original owner" residence in a terrific Westridge location. It features 5 upper bedrooms and a huge bonus room with dormers and access to a south facing deck. (it could also be a bedroom). The main floor includes formal living and dining rooms, a spacious kitchen and breakfast nook, a 2 pce guest bath, the laundry and the family room with a woodburning fireplace with access to the deck. There are two stairwells leading upstairs and a handy second front entry. The basement is fully finished with a games room, rec room, a second family room, and plenty of storage. There is an oversized heated garage(approx 25'5" x 22'7") with a drain and an adjacent concrete(6 inch)14' x 32' parking pad ideal for a 28' motorhome. The mature grounds include a greenhouse , garden areas and two storage sheds. Close to the River Valley, Trails and the many amenities of the West end it's a must to consider! Immediate possession available.

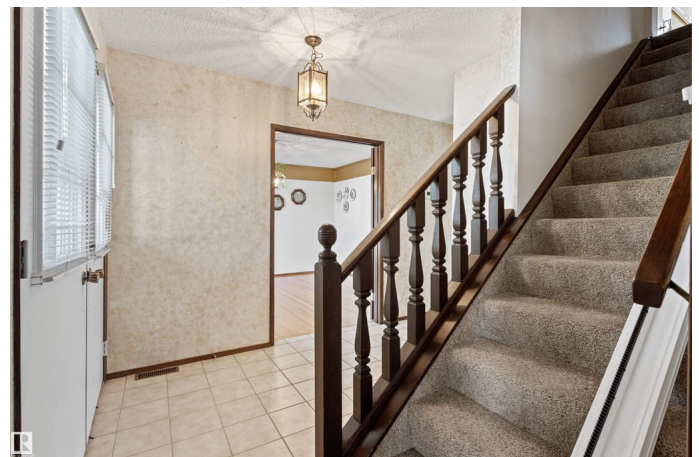
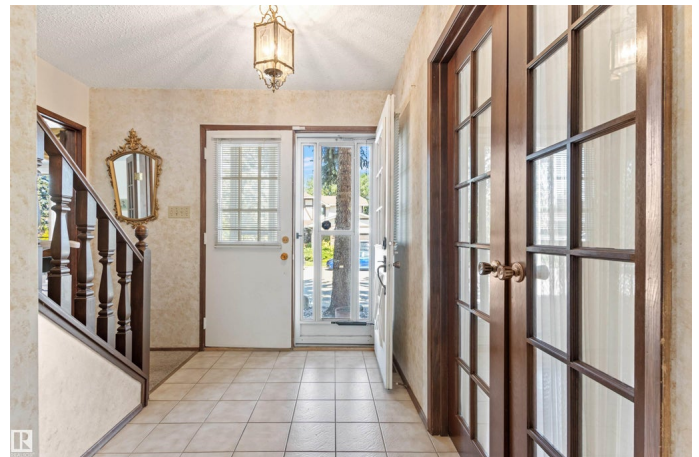
Built in 1976

### Essential Information

MLS® # E4446774

Price \$899,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,194                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 186 Willow Way       |
| Area        | Edmonton             |
| Subdivision | Westridge (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 1C8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                         |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Stucco                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Patricia Heights       |
| Middle     | Hillcrest              |
| High       | Jasper Place Composite |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 22        |

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Listing information last updated on August 20th, 2025 at 11:02am MDT