

\$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). Don'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 1:17am MDT