

## \$875,000 - 520 Wolf Willow Road, Edmonton

MLS® #E4455827

### \$875,000

5 Bedroom, 4.00 Bathroom, 2,915 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Lovely 2900+ sqft home in prestigious Westridge/Wolf Willow! All major updates are complete: newer windows, furnace, hot water tank, A/C & shingles. Main floor features vaulted ceilings, bright living room, formal dining, large eat-in kitchen with deck access, family room with wood fireplace, laundry, powder room & a rare MAIN FLOOR BEDROOM w/ 4-pc ensuite & separate entrance. Upstairs offers 4 more bedrooms, including a massive primary suite with sitting area, walk-in closet & ensuite, plus a 5-pc bath. The fully finished basement has a huge rec room, family room with gas fireplace, bathroom, wet bar, and a professionally designed children's playroom, plus lots of storage! South West facing yard offers endless sun and privacy. Triple attached garage w/ huge horseshoe driveway, and a special corner lot, this property has so much to offer. Steps to newly updated parks, courts, rinks & ravine trails—don't miss this chance to live in one of Edmonton's most desirable communities!

Built in 1990

### Essential Information

MLS® # E4455827

Price \$875,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,915                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 520 Wolf Willow Road |
| Area        | Edmonton             |
| Subdivision | Westridge (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 1E4              |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Club House, Deck, Exercise Room, Parking-Extra, Racquet Courts, Recreation Room/Centre, Skylight, Tennis Courts, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 10                                                                                                                                                                                                          |
| Parking        | Heated, Over Sized, RV Parking, Triple Garage Attached                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Brick Facing, Tile Surround                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
|--------------|---------------------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|            |                  |
|------------|------------------|
| Elementary | Patricia Heights |
|------------|------------------|

|        |                           |
|--------|---------------------------|
| Middle | Hillcrest / S.Bruce Smith |
|--------|---------------------------|

|      |                            |
|------|----------------------------|
| High | Jasper Place /Oscar Romero |
|------|----------------------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 3rd, 2025 |
|-------------|---------------------|

|                |   |
|----------------|---|
| Days on Market | 5 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 22 |
|--------|---------|

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