

## \$875,000 - 186 Willow Way, Edmonton

MLS® #E4463781

**\$875,000**

6 Bedroom, 2.50 Bathroom, 3,162 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

MINUTES FROM RIVER VALLEY & TRAILS! LARGE CORNER LOT! Exceptional custom built 2 storey home offers the perfect blend of space, comfort & convenience for a growing family. Built with quality craftsmanship & lovingly maintained by original owners. Main floor features a beautifully remodelled kitchen with timeless white appliances & casual eating area. Formal dining room & spacious living room provide an elegant space to entertain while the family room offers a warm & inviting space to relax with traditional wood burning fireplace. Upstairs offers 6 bedrooms including a generous size primary with 3pce ensuite & walk-in closet. Large room over the garage offers flexibility as a bonus room/studio/flex space. Basement is finished with a second family room, games room, rec space with nostalgic bar & tons of storage. Additional highlights include heated oversized double attached garage, RV parking, cedar closet, main floor laundry, 2 stairwells, deck & greenhouse. This is a place you will be proud to call home!

Built in 1976

### Essential Information

MLS® # E4463781

Price \$875,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,162                  |
| 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 | Deck, Greenhouse, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized, RV Parking                                     |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, 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, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Brick, Stucco                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 20                 |
| Zoning         | Zone 22            |

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Listing information last updated on November 17th, 2025 at 4:47am MST