

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

MLS® #E4446774

**\$899,900**

6 Bedroom, 2.50 Bathroom, 3,194 sqft  
Single Family on 0.00 Acres

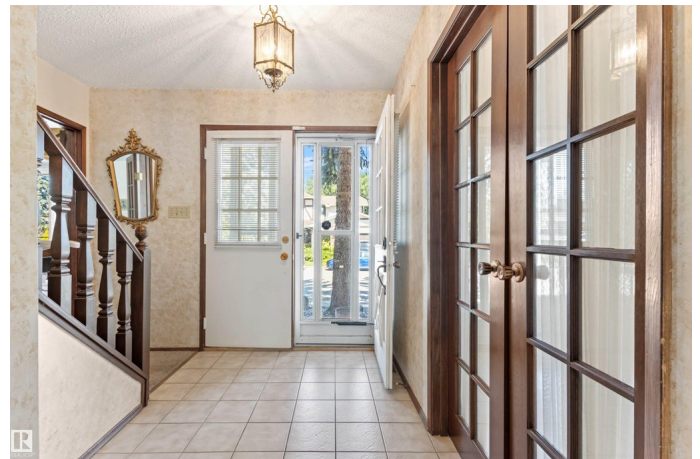
Westridge (Edmonton), Edmonton, AB

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	72
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 September 17th, 2025 at 6:47am MDT