

## \$875,000 - 39 Wolf Crescent, Edmonton

MLS® #E4437558

**\$875,000**

4 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Tucked away on one of Westridge's most exclusive streets, this 2,232 sq.ft sanctuary backs directly onto the serene Patricia RAVINE. Set on a 7,823 sq.ft lot, this retreat offers total privacy and harmony with nature. Inside, soaring 16' ceilings and a striking brick fireplace anchor the sunlit living room. The sleek kitchen flows effortlessly into both the formal dining area and the eating nook—each opening to the tranquil backyard. The main floor is rounded out with a stunning sunroom, perfect for entertaining or relaxing, family room w/cozy fireplace, a convenient laundry room and stylish 2 pc bath. Upstairs, the large primary suite features a private ravine-view balcony and a lovely 5-pc ensuite. Three more spacious bedrooms share a 5-pc bathroom on the upper floor. Outside, lush landscaping surrounds a sparkling pool—ideal for unwinding, play, or summer gatherings. A rare, peaceful oasis moments from top schools, shops, and major routes; this is not an opportunity to be missed!

Built in 1975

### Essential Information

MLS® # E4437558

Price \$875,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	39 Wolf Crescent
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1E1

### Amenities

Amenities	Deck, Detectors Smoke, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public

Swimming Pool, Public Transportation, Ravine View, Schools, Shopping  
Nearby

Roof	Cedar Shakes
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	1
Zoning	Zone 22

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Listing information last updated on May 22nd, 2025 at 7:02pm MDT