

## \$799,900 - 39 Wolf Crescent, Edmonton

MLS® #E4453285

**\$799,900**

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® # E4453285

Price \$799,900

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    | August 15th, 2025 |
| Days on Market | 93                |
| Zoning         | Zone 22           |

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