

## **\$859,900 - 131 Walsh Crescent, Edmonton**

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MLS® #E4455017

**\$859,900**

3 Bedroom, 3.00 Bathroom, 2,204 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Come view this incredible bungalow nestled on a quiet street in the esteemed community of Westridge. You are going to love this 2204 sq.ft. custom built bungalow. It has 3 bedrooms, 3 baths, main floor laundry, gracious foyer, den, bright sun room next to the formal living room and formal dining room. The main floor family room has gas fireplace, and is open to the breakfast nook with patio doors to the manicured back yard oasis. The sunny and bright kitchen has high end european windows, white cabinets, and lots of countertops! You can't miss the large master bedroom with fireplace, walk-in closet, and intimate 5 pce ensuite. This home has it all! The lower level with a separate entrance has a huge living room, games room, 1 bedroom, 4 pce bathroom, 2nd kitchen and 2nd laundry. The oversized double 21' x 25' attached garage is sure to please along with a large parking pad beside the house to park the RV!. The exterior of this home is maintenance free! This community is warm and family friendly! Hurry!

Built in 1984

### **Essential Information**

MLS® # E4455017

Price \$859,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,204                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 131 Walsh Crescent   |
| Area        | Edmonton             |
| Subdivision | Westridge (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 5L7              |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Patio                     |
| Parking   | Double Garage Attached, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Glass Door                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone                                                  |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance |

|              |                                                   |
|--------------|---------------------------------------------------|
|              | Landscape, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                  |
| Construction | Wood, Brick, Stone                                |
| Foundation   | Concrete Perimeter                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 22           |

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