

## **\$545,000 - 161 Ward Crescent, Edmonton**

MLS® #E4440653

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,558 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Fantastic Location with AMAZING yard that is 10,645 sq ft lot. 4 Bedroom 1558 sq ft 2 storey with a fully finished basement. When entering the home you are greeted with a bright open foyer that leads to a kitchen with lots of counter space and includes a pantry for lots of storage. All kitchen cupboard doors will be replaced prior to possession. Large dining room & open living room with a view to the yard with the perfect entertaining space. The back yard is fully landscaped & has a huge covered deck, fire pit area, shed, garden space with loads of privacy. Upstairs features 3 bedrooms, a huge primary bedroom that includes a 4 piece en-suite, and two closets. There are two other good sized bedrooms & another 4 piece bathroom. The basement includes a family room a 4th bedroom and another 4 piece bathroom. The home has been recently painted, shingles have been replaced (7yrs ago). Close to transportation, shopping and schools. Some photos have been virtually staged

Built in 1999

### **Essential Information**

MLS® # E4440653

Price \$545,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	161 Ward Crescent
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1M6

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Fire Pit
Parking	Double Garage Attached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 30

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