

# \$859,900 - 445 Whiston Way, Edmonton

MLS® #E4422521

**\$859,900**

6 Bedroom, 4.50 Bathroom, 2,921 sqft  
Single Family on 0.00 Acres

Oleskiw, Edmonton, AB

Executive 2-storey home in a quiet Oleskiw cul-de-sac with 2,921 sq. ft., 6 bedrooms, and 5 baths! You're welcomed by a grand foyer, 10' ceilings, and a custom staircase that sets the tone for timeless elegance. The modernized kitchen features high-end appliances and a gas countertop stove. The main floor includes a flex room—ideal as a guest bedroom or office. Upstairs offers 4 bedrooms, including a spacious primary suite with a fully renovated ensuite, and a second renovated ensuite in another upstairs bedroom. The finished basement adds a 6th bedroom and a large rec room with a pool table. Extras include a dual gas/wood fireplace, air conditioning, and a rare triple tandem garage. Walk to the Edmonton Country Club and River Valley trails—this is luxury, space, and location combined.

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422521  |
| Price          | \$859,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,921     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1988                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 445 Whiston Way |
| Area        | Edmonton        |
| Subdivision | Oleskiw         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2C9         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Smoking Home, Recreation Room/Centre |
| Parking Spaces | 5   |
| Parking        | Tandem, Triple Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, Washers-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Marble Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Wood Shingles      |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 22             |

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Listing information last updated on April 7th, 2025 at 2:47am MDT