

## \$650,000 - 27 Westridge Road, Edmonton

MLS® #E4442796

**\$650,000**

4 Bedroom, 2.50 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Incredible opportunity to customize this spacious 2503 sq.ft. 2-storey home in prestigious Westridge! Featuring soaring vaulted ceilings in the living and dining rooms, and patio doors leading to a massive 3-season sunroom—perfect for entertaining. The kitchen overlooks a cozy sunken living room with fireplace and access to the deck. A main floor bedroom and 2-pce bath offer added flexibility. Upstairs boasts a large bonus room open to below, plus 3 bedrooms including a primary suite with walk-in closet and 4-pc ensuite. The finished basement has a rec room, ample storage and a cedar-lined closet. Classic brick exterior and an unbeatable location backing greenspace, steps from trails, shopping, and amenities. Endless potential in one of Edmonton's most sought-after communities!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442796  |
| Price          | \$650,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,504     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 27 Westridge Road    |
| Area        | Edmonton             |
| Subdivision | Westridge (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 1B1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Sunroom          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | ensuite bathroom           |
| Appliances        | Refrigerator, Storage Shed |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3                          |
| Has Basement      | Yes                        |
| Basement          | Full, Finished             |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Patricia Heights          |
| Middle     | Hillcrest / HE Beriault   |
| High       | Jasper Pl/St Oscar Romero |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 17 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 22 |
|--------|---------|

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Listing information last updated on July 4th, 2025 at 8:47pm MDT