

## \$675,000 - 27 Westridge Road, Edmonton

MLS® #E4442796

**\$675,000**

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	\$675,000
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	1
----------------	---

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 7:17am MDT