

## \$987,650 - 279 Westridge Road, Edmonton

MLS® #E4459180

**\$987,650**

3 Bedroom, 3.00 Bathroom, 2,132 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

In the well established community of Westridge, backing on to the ravine, with a beautiful back yard is where you will discover this lovely 3 bedroom home anxiously waiting for its new family. The main floor with formal dining area, separate family room complete with wood burning fireplace and access to the back yard where mountains of memories will be made with gatherings of friends and family. Very spacious living room with bay window and large windows in the formal dining area for a plethora of natural sunlight flowing through. Privately located den, powder room and main floor laundry with access to the double attached garage complete the main floor. The upstairs houses the primary with 3 piece ensuite, walk-in closet and 2 additional nicely sized bedrooms with 4 piece bath. The basement consists of an enormous rec room, 2 piece bathroom and sauna. Tons of storage space and 2 furnaces. Minutes from the Whitemud makes commuting a breeze. Come see for yourself, you will not be disappointed!

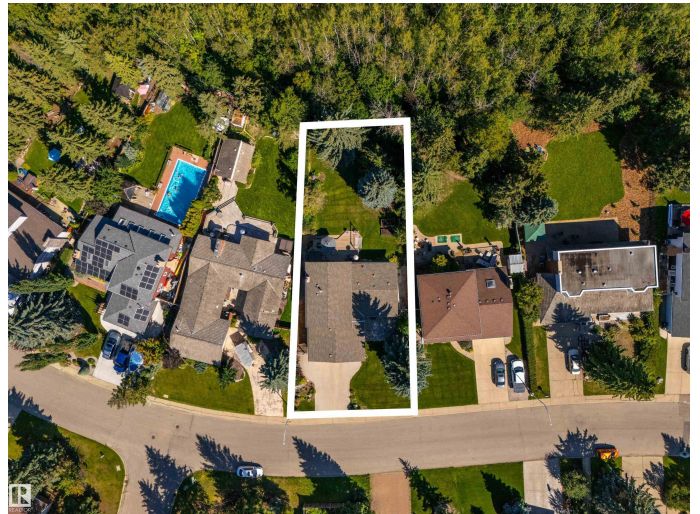
Built in 1975

### Essential Information

MLS® # E4459180

Price \$987,650

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,132
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	279 Westridge Road
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1C2

### Amenities

Amenities	Deck, Hot Tub, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	3
Zoning	Zone 22

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Listing information last updated on September 27th, 2025 at 2:32am MDT