

## \$595,000 - 240 Westridge Road, Edmonton

MLS® #E4458214

**\$595,000**

4 Bedroom, 2.00 Bathroom, 2,253 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Massive opportunity to make Westridge Home! Incredible Location in one of Edmonton's best neighbourhoods. Renovate this 2250sqft Tudor-style home to your specific taste, or really go big and develop your dream home from the bottom up! The work is done with the house being stripped to the studs so you can see what you are working with and plan your dream home easier. This 12238 sqft Pie Lot is enormous, with just the right amount of mature trees to feel like your own personal park. The lot has a new fence and backs on to the community walking trail. Excellent neighbours in a quiet cul-de-sac where kids can play and walk to school just across the ravine to Patricia Heights Elementary.

Built in 1975

### Essential Information

MLS® #	E4458214
Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,253
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	240 Westridge Road
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1C1

### Amenities

Amenities	Fire Pit
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Patricia Heights
Middle	Hillcrest

High Jasper Place

### **Additional Information**

Date Listed September 17th, 2025

Days on Market 1

Zoning Zone 22

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Listing information last updated on September 18th, 2025 at 2:02am MDT