

## \$899,900 - 279 Westridge Road, Edmonton

MLS® #E4459180

**\$899,900**

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 \$899,900

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 |
|----------|--------------------|

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| 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 | 25                   |
| Zoning         | Zone 22              |

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Listing information last updated on October 19th, 2025 at 5:17am MDT