

## \$828,000 - 36 Westridge Road, Edmonton

MLS® #E4429352

**\$828,000**

4 Bedroom, 3.50 Bathroom, 2,365 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Renovated Westridge Beauty â€“ Huge Lot & Outdoor Kitchen! This fully renovated 2-story home offers the best of nature & city living. With mature walking trails, quick access to the river valley, & a massive 12,884 sq ft lot, you & your family will love Life in the Wâ€™s! Step inside to hardwood & ceramic tile floors, leading to a stunning open kitchen with espresso cabinets, granite countertops, & a walk-in/butler pantry. The inviting family room overlooks the expansive backyard, with garden doors opening to a huge deck featuring a full outdoor kitchenâ€”perfect for entertaining. Upstairs, enjoy 4 spacious bedrooms, including a primary suite with ensuite plus a main bath. The finished basement offers a flex room, bath & extra living space. Originally a double garage, part was converted into a pantry and mudroom, leaving an oversized heated single garage. A rare chance to build your dream stand-alone garage & potential suite with front access. Always Plan â€œAâ€” since the truck never fit! Your dream home awaits!



Built in 1975

### Essential Information

MLS® # E4429352

Price \$828,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,365
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Westridge Road
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1B4

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Heated, Over Sized, RV Parking, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cul-De-Sac, F Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 5th, 2025
Days on Market	2
Zoning	Zone 22



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Listing information last updated on April 7th, 2025 at 7:47am MDT