

## \$675,000 - 256 Westridge Road, Edmonton

MLS® #E4454114

**\$675,000**

4 Bedroom, 3.50 Bathroom, 2,124 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Fantatsic Cul De Sac Home in Westridge! This Fully Finished gem is steps from the Ravine, Park & River Valley. Pride of ownership is evident throughout the home and offers enough space for any size family. The Main floor offers a Formal Living & Dining Area. The Kitchen is great for entertaining with a centre island and has lots of counter space. The Family Living area is the perfect spot to relax with a stone facing Fireplace and close access to a 2 pc powder room. There is a large den/bonus room on this level that has a side entry as well. Upstairs you will find a large Primary room with a walk in closet separate from the 3 pc Ensuite with oversized shower. Two more generous sized rooms on this level with access to a 4 pc bathroom. The basement has plenty of room with a Large recreation area, 4th bedroom, 4 pc bath and storage room. Enjoy the landscaped yard and two tier deck!

Built in 1985

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454114  |
| Price      | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,124                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 256 Westridge Road   |
| Area        | Edmonton             |
| Subdivision | Westridge (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 1C3              |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                          |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Brick, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

Date Listed August 21st, 2025

Days on Market 20

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 September 10th, 2025 at 8:47am MDT