

## \$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 |
| Lease Rate     | \$11      |
| 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 | 5                    |
| Zoning         | Zone 22              |

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Listing information last updated on September 22nd, 2025 at 6:17pm MDT