

# \$999,099 - 101 Westridge Road, Edmonton

MLS® #E4423874

**\$999,099**

5 Bedroom, 3.00 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

Discover this stunning, fully finished 5-bedroom bungalow with a double attached garage, situated on a massive 1,383.6 m<sup>2</sup> lot in the desirable Westridge community. With RS zoning, this property offers exceptional investment potential, allowing for up to 8 dwellings, including secondary suites and backyard housing. The main floor features 3 bedrooms, 2 full baths with Jacuzzi, a spacious living and dining area, a well-sized kitchen, and a den, while the fully finished basement includes, family room, full bath, computer room, and large storage space. A separate side entrance leads to a self-contained 2-bedroom mother-in-law suite with a kitchen and full bath, making it ideal for extended family. The grand foyer with vaulted ceilings creates an elegant entrance, while the huge private backyard, featuring apple and palm trees. Parking is never an issue, with space for up to 10 vehicles along the side of the fenced yard. Fully Renovated and move-in ready, close to all amenities. Don't miss out.

Built in 1983

## Essential Information

MLS® # E4423874

Price \$999,099

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	2,116
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	101 Westridge Road
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1B5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Baseboard, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	58
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 May 1st, 2025 at 2:02pm MDT