

## \$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

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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 | 55              |
| Zoning         | Zone 22         |

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Listing information last updated on April 28th, 2025 at 7:32am MDT