

## \$599,000 - 11 Westridge Crescent, Edmonton

MLS® #E4447170

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Westridge (Edmonton), Edmonton, AB

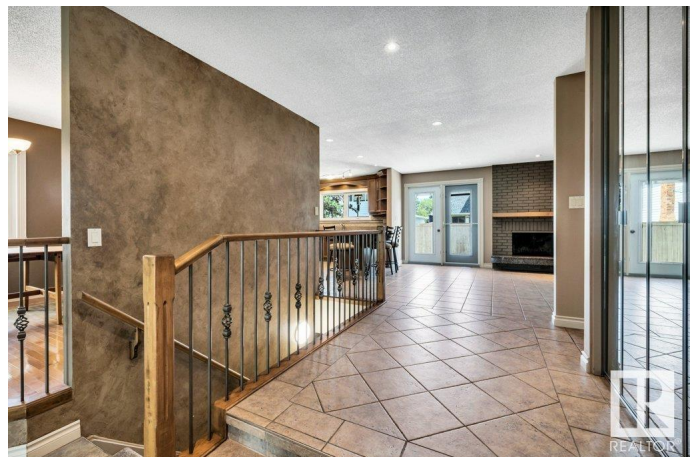
REMODELED WESTRIDGE BUNGALOW â€“  
SUMMER POSSESSION AVAILABLE! This  
3-bed, 3-bath bungalow in highly sought after  
Westridge blends classic charm with over  
\$100K in thoughtful upgrades. SPANNING  
ALMOST 1500 SQ. FT., it features an  
open-concept kitchen with maple cabinets,  
granite counters, black appliances, and an  
extended breakfast peninsula. Recent updates  
include NEW TRIPLE PANE WINDOWS  
(2024), CARPET (2025), hardwood, tile, and  
ADDED ATTIC INSULATION for enhanced  
comfort and energy efficiency. The SPACIOUS  
MAIN FLOOR offers a 3-pc ensuite in the  
primary, two additional bedrooms, a full 4-pc  
bath, and 8' doors throughout. The basement  
adds a large recreation space, third full bath,  
and two versatile rooms ideal for an office,  
den, or future bedroom. Exterior updates  
include newer roof, siding, soffits, fascia, and  
eaves. Tucked away on a QUIET STREET,  
this rare Westridge find offers the perfect mix  
of space, style, and location. Summer  
possession available!

Built in 1974

### Essential Information

MLS® # E4447170

Price \$599,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,493
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11 Westridge Crescent
Area	Edmonton
Subdivision	Westridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1C7

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Patricia Heights
Middle	Hillcrest
High	Jasper Place

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
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 July 12th, 2025 at 7:17pm MDT