

## \$1,980,000 - 23 Westbrook Drive, Edmonton

MLS® #E4426699

**\$1,980,000**

6 Bedroom, 3.50 Bathroom, 3,854 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Westbrook Estates, magnificent 1/2+ acre estate property with the 1970 original home. On a quiet enclave uniquely fronts north to a serene 2 acre park with no neighbours directly in front or behind. The south back yard opens to nature with walking/bike trails along the utility corridor just steps from Whitemud Creek Ravine. An exceptional opportunity to design & build your dream estate home on this lot with 100' frontage by 200' deep & 130' across the rear. The existing home could provide value for an extensive renovation. The A-frame addition has experienced settling and requires stabilization. The rear of the home has an attached indoor 20' x 40' foot swimming pool with 25' vaulted ceilings. This amenity has long been unused, decommissioned and awaits restoration or demolition. The oversized 4 car garage would be perfect to build over top. The Derrick Golf & Winter Club, Snow Valley Ski Hill, the U of A and some of the top schools are only minutes away from this prestigious neighbourhood.

Built in 1970

### Essential Information

MLS® #	E4426699
Price	\$1,980,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,854
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C8

### Amenities

Amenities	Patio, Pool-Indoor, Vaulted Ceiling
Parking	Quad or More Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles, Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Westbrook School
Middle	Vernon Barford
High	Harry Ainlay

### Additional Information

Date Listed	March 20th, 2025
Days on Market	30
Zoning	Zone 16

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