

## \$1,998,000 - 71 Westbrook Drive, Edmonton

MLS® #E4430800

**\$1,998,000**

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to one of Edmonton's most sought-after communities—prestigious Westbrook Estates! Incredible 18,213 sq ft ravine lot backing directly onto Whitemud Creek, offering a rare opportunity to build your dream home in a breathtaking natural setting with expansive views of the creek. Upgrade this 1546 sq foot 4 bedroom 3 bathroom timeless brick walkout bungalow is nestled in nature with a southwest-facing backyard and spectacular year-round views. Enjoy an active lifestyle with walking, biking, and hiking trails at your doorstep. Steps from the Westbrook Drive Trailhead and minutes to the River Valley, Derrick Golf & Winter Club, Snow Valley Ski Club, and Square One Coffee. Quick access to U of A, Southgate, and Downtown. Whether you choose to renovate, rebuild, or develop, this property offers endless potential in a location that's truly irreplaceable. Don't miss this legacy opportunity in one of Edmonton's most exclusive neighbourhoods!

Built in 1963

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4430800    |
| Price    | \$1,998,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,547                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 71 Westbrook Drive |
| Area        | Edmonton           |
| Subdivision | Westbrook Estate   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 2C8            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking Spaces | 6   |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, |

|              |   |
|--------------|---|
|              | Schools, Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                          |
| Construction | Wood, Brick                               |
| Foundation   | Concrete Perimeter                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 63               |
| Zoning         | Zone 16          |

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Listing information last updated on June 16th, 2025 at 11:32am MDT