

## \$949,800 - 2 Westbrook Drive, Edmonton

MLS® #E4427049

**\$949,800**

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to Westbrook Estates on sought after Westbrook Drive! A mature landscaped lot boasting nearly 15,000 sf (0.34 Acres) behind the Derrick golf course! Upon entry find a renovated, open concept living & dining area centred around the Chef's kitchen: massive granite counters, shaker panels galore (incl under floating island), S/S appliances & a stunning golf course view. Upstairs primary retreat boasts balcony overlooking golf course & walk-in closet/ensuite. 2nd flr complete w/ laundry & spare bdrm/bath. Enjoy evenings in the backyard or enclosed sunrm. Basement is finished w/ Rec space, 2 addtl rooms & bthrm. Addtl features incl AC, hardwood flooring, heated 27' garage, fresh paint, new lighting, skylights, 8' fencing & updated driveway, widows, shingles & mechanical. Easy access to major arteries, quick downtown/university commute & fantastic school designations (Westbrook Elementary down the road). A premier community nestled among Whitemud Ravine with walking trails into Edmonton's trail system!

Built in 1970

### Essential Information

MLS® # E4427049

Price \$949,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	2 Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C9

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless
Parking	Double Garage Attached, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, 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, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook/StBoniface
Middle	VernonBarford/LSL
High	HarryAinlay/LSL

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	177
Zoning	Zone 16

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