# \$1,825,000 - 63 Westbrook Drive, Edmonton

MLS® #E4429129

# \$1,825,000

5 Bedroom, 4.50 Bathroom, 2,949 sqft Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

RAVINE BACKING PROPERTY with sprawling views and tranguil natural surroundings on prestigious Westbrook Drive. Imagine the possibilities of developing your DREAM HOME on one of the city's most sought-after streets. With 16,490 SqFt (0.38 acres) of prime land, the lot features a slightly pie-shaped design, nearly resembling a perfect rectangle. It boasts a frontage of 75.6 feet and a depth ranging from 180 to 193 feet. The current owners have already professionally drafted a STUNNING 4800 SF walkout bungalow with a triple garage with BOSS designs that can be transferred to a new owner. Offering an opportunity to adjust the plans to suit your specific taste and needs or build as is! PLUS a Geotechnical report from 2019 is available.



#### **Essential Information**

MLS® # E4429129 Price \$1,825,000

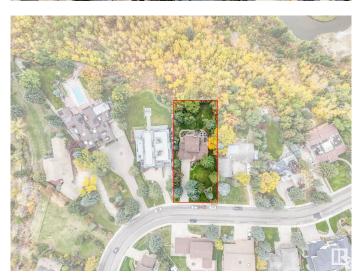
Bedrooms 5
Bathrooms 4.50
Full Baths 4

Half Baths 1

Square Footage 2,949 Acres 0.00







Year Built 1968

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 63 Westbrook Drive

Area Edmonton

Subdivision Westbrook Estate

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2C8

#### **Amenities**

Amenities Walkout Basement

Parking Heated, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See

Remarks

Heating Forced Air-2, See Remarks

Fireplace Yes

Fireplaces Marble Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, No Through Road, Park/Reserve, Private

Setting, Ravine View, River Valley View, Schools, Shopping Nearby,

Treed Lot

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

# **School Information**

Elementary Westbrook School

Middle Vernon Braford School

High Harry Ainlay School

# **Additional Information**

Date Listed April 4th, 2025

Days on Market 27

Zoning Zone 16

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Listing information last updated on May 1st, 2025 at 7:47am MDT