

## \$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	6
Zoning	Zone 16

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 April 19th, 2025 at 11:17pm MDT