

# \$1,198,800 - 4 Westbrook Drive, Edmonton

MLS® #E4433012

**\$1,198,800**

6 Bedroom, 2.50 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Renovate or build the home of your dreams on sought-after Westbrook Drive. With nearly a half acre lot (0.44) and backing a golf course, the potential is limitless! Plus quick ravine access to Edmonton's extensive River Valley system. Fantastic school designations, south central location and easy access to downtown core/major arteries. This WALK-OUT mid-century modern bungalow awaits an overhaul that captures its stunning features (high beam ceilings, soaring windows, brick finish) and blends a modern touch. The property is encapsulated by mature trees that create privacy while allowing golf course/green space views. Many future afternoons and evenings to be enjoyed with family and friends in this massive outdoor space! With large lots, wide streets & premier homes, this community is perfect for either a family or working professionals. Snow Valley nearby too! Furnaces, hot water tank, windows & shingles have all been updated. Lot measurements: 30.5m x 57.9m. A must see!

Built in 1972

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4433012    |
| Price    | \$1,198,800 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,062                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 Westbrook Drive |
| Area        | Edmonton          |
| Subdivision | Westbrook Estate  |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 2C9           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Patio, See Remarks |
| Parking   | Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |

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

### **School Information**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 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 30th, 2025 at 9:32pm MDT