

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 152              |
| Zoning         | Zone 16          |

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Listing information last updated on August 21st, 2025 at 7:02am MDT