

\$1,980,000 - 23 Westbrook Drive, Edmonton

MLS® #E4426699

\$1,980,000

6 Bedroom, 3.50 Bathroom, 3,854 sqft
Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Westbrook Estates, magnificent 1/2+ acre estate property with the 1970 original home. On a quiet enclave uniquely fronts north to a serene 2 acre park with no neighbours directly in front or behind. The south back yard opens to nature with walking/bike trails along the utility corridor just steps from Whitemud Creek Ravine. An exceptional opportunity to design & build your dream estate home on this lot with 100' frontage by 200' deep & 130' across the rear. The existing home could provide value for an extensive renovation. The A-frame addition has experienced settling and requires stabilization. The rear of the home has an attached indoor 20' x 40' foot swimming pool with 25' vaulted ceilings. This amenity has long been unused, decommissioned and awaits restoration or demolition. The oversized 4 car garage would be perfect to build over top. The Derrick Golf & Winter Club, Snow Valley Ski Hill, the U of A and some of the top schools are only minutes away from this prestigious neighbourhood.

Built in 1970

Essential Information

| | |
|--------|-------------|
| MLS® # | E4426699 |
| Price | \$1,980,000 |



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,854 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 23 Westbrook Drive |
| Area | Edmonton |
| Subdivision | Westbrook Estate |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2C8 |

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | Patio, Pool-Indoor, Vaulted Ceiling |
| Parking | Quad or More Attached |
| Has Pool | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, 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, Stone, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof | Asphalt Shingles, Cedar Shakes |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------|
| Elementary | Westbrook School |
| Middle | Vernon Barford |
| High | Harry Ainlay |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 16 |
| 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 4th, 2025 at 11:32pm MDT