

# \$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	2
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 27th, 2025 at 5:02am MDT