

\$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	8
Zoning	Zone 16

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