

\$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
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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	155
Zoning	Zone 16

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