

## \$1,825,000 - 63 Westbrook Drive, Edmonton

MLS® #E4429129

**\$1,825,000**

5 Bedroom, 4.50 Bathroom, 2,949 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

RAVINE BACKING PROPERTY with sprawling views and tranquil natural surroundings on prestigious Westbrook Drive. Imagine the possibilities of developing your DREAM HOME on one of the city's most sought-after streets. With 16,490 SqFt (0.38 acres) of prime land, the lot features a slightly pie-shaped design, nearly resembling a perfect rectangle. It boasts a frontage of 75.6 feet and a depth ranging from 180 to 193 feet. The current owners have already professionally drafted a STUNNING 4800 SF walkout bungalow with a triple garage with BOSS designs that can be transferred to a new owner. Offering an opportunity to adjust the plans to suit your specific taste and needs or build as is! PLUS a Geotechnical report from 2019 is available.

Built in 1968

### Essential Information

MLS® #	E4429129
Price	\$1,825,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,949
Acres	0.00



Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	63 Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C8

### **Amenities**

Amenities	Walkout Basement
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, See Remarks
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, No Through Road, Park/Reserve, Private Setting, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Westbrook School
Middle	Vernon Braford School
High	Harry Ainlay School

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	26
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 30th, 2025 at 7:02pm MDT