

\$1,068,800 - 2 Westbrook Drive, Edmonton

MLS® #E4427049

\$1,068,800

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

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|--------|-------------|
| MLS® # | E4427049 |
| Price | \$1,068,800 |



| | |
|----------------|------------------------|
| 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 |
|----------|-------------|

| | |
|-------------------|---|
| 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

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|------------|----------------------|
| Elementary | Westbrook/StBoniface |
| Middle | VernonBarford/LSL |
| High | HarryAinlay/LSL |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 27 |
| Zoning | Zone 16 |

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Listing information last updated on April 18th, 2025 at 5:02pm MDT