

## \$1,780,000 - 23 Westbrook Drive, Edmonton

MLS® #E4452530

**\$1,780,000**

6 Bedroom, 3.50 Bathroom, 3,854 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Westbrook Estates, magnificent 1/2+ acre estate property with 1970 original home & 1980's add-ons. Situated on a quiet enclave uniquely fronts north to a serene 2-acre park with no neighbours directly in front or behind. The south facing back yard opens to nature with walking/ bike trails along the utility corridor just steps from Whitemud Creek Ravine. An exceptional opportunity to design & build your dream estate home on this fully developable lot with 100' frontage by 200' deep & 130' across the rear!! Existing home has value if for an extensive renovation likely requiring paring back to the studs. Rear of the home has an attached indoor 20' x 40'-foot swimming pool with up to 25' high vaulted ceiling. This amenity has long been unused / decommissioned and awaits restoration or demolition. The oversized 4 car garage would be perfect to build over top. The Derrick Golf & Winter Club, Snow Valley Ski Hill, the U of A and some of the top schools are only minutes away from this prestigious neighbourhood.

Built in 1970

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4452530    |
| Price    | \$1,780,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,854                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Westbrook Drive |
| Area        | Edmonton           |
| Subdivision | Westbrook Estate   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 2C8            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Patio, Pool-Indoor, Vaulted Ceiling |
| Parking   | Quad or More Attached               |
| Has Pool  | Yes                                 |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, 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, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof              | Asphalt Shingles, Cedar Shakes                                                                                                                                                         |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Westbrook School |
| Middle     | Vernon Barford   |
| High       | Harry Ainlay     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 16           |

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Listing information last updated on August 26th, 2025 at 10:48am MDT