

## \$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 | 27              |
| Zoning         | Zone 16         |

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Listing information last updated on May 1st, 2025 at 12:32am MDT