

\$1,998,000 - 71 Westbrook Drive, Edmonton

MLS® #E4430800

\$1,998,000

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to one of Edmonton's most sought-after communities—prestigious Westbrook Estates! Incredible 18,213 sq ft ravine lot backing directly onto Whitemud Creek, offering a rare opportunity to build your dream home in a breathtaking natural setting with expansive views of the creek. Upgrade this 1546 sq foot 4 bedroom 3 bathroom timeless brick walkout bungalow is nestled in nature with a southwest-facing backyard and spectacular year-round views. Enjoy an active lifestyle with walking, biking, and hiking trails at your doorstep. Steps from the Westbrook Drive Trailhead and minutes to the River Valley, Derrick Golf & Winter Club, Snow Valley Ski Club, and Square One Coffee. Quick access to U of A, Southgate, and Downtown. Whether you choose to renovate, rebuild, or develop, this property offers endless potential in a location that's truly irreplaceable. Don't miss this legacy opportunity in one of Edmonton's most exclusive neighbourhoods!

Built in 1963

Essential Information

| | |
|----------|-------------|
| MLS® # | E4430800 |
| Price | \$1,998,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,547 |
| Acres | 0.00 |
| Year Built | 1963 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 71 Westbrook Drive |
| Area | Edmonton |
| Subdivision | Westbrook Estate |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2C8 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking Spaces | 6 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, |

| | |
|--------------|---|
| | Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 16 |

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Listing information last updated on April 20th, 2025 at 1:02am MDT