

\$1,198,800 - 4 Westbrook Drive, Edmonton

MLS® #E4433012

\$1,198,800

6 Bedroom, 2.50 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Renovate or build the home of your dreams on sought-after Westbrook Drive. With nearly a half acre lot (0.44) and backing a golf course, the potential is limitless! Plus quick ravine access to Edmonton's extensive River Valley system. Fantastic school designations, south central location and easy access to downtown core/major arteries. This WALK-OUT mid-century modern bungalow awaits an overhaul that captures its stunning features (high beam ceilings, soaring windows, brick finish) and blends a modern touch. The property is encapsulated by mature trees that create privacy while allowing golf course/green space views. Many future afternoons and evenings to be enjoyed with family and friends in this massive outdoor space! With large lots, wide streets & premier homes, this community is perfect for either a family or working professionals. Snow Valley nearby too! Furnaces, hot water tank, windows & shingles have all been updated. Lot measurements: 30.5m x 57.9m. A must see!

Built in 1972

Essential Information

| | |
|----------|-------------|
| MLS® # | E4433012 |
| Price | \$1,198,800 |
| Bedrooms | 6 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,062 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4 Westbrook Drive |
| Area | Edmonton |
| Subdivision | Westbrook Estate |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2C9 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck, Patio, See Remarks |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 24 |
| 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 May 19th, 2025 at 2:32pm MDT