

\$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	16
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 April 30th, 2025 at 7:47am MDT