

# \$1,090,000 - 2a Westbrook Drive, Edmonton

MLS® #E4430428

**\$1,090,000**

4 Bedroom, 2.50 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to the prestigious and highly desired WESTBROOK DRIVE! Located on the premier street in Westbrook Estates this 0.34 acres (1,368 m2) lot backs onto the Derrick Golf course. Whether you are looking to renovate or develop, this property has loads of potential! Lot size of 90 x 190 ft presents a prime opportunity to revitalize the current home or build your dream home whether you want to build one big home or split the lots and build multiple. You are close to the best schools in the city including Westbrook School and Vernon Barford, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbors and mature trees! Donâ€™t miss this rare opportunity!



Built in 1971

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4430428    |
| Price      | \$1,090,000 |
| Bedrooms   | 4           |
| Bathrooms  | 2.50        |
| Full Baths | 2           |
| Half Baths | 1           |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,002                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Pool-Outdoor           |
| Parking   | Double Garage Attached |
| Has Pool  | Yes                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

**School Information**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 16          |

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Listing information last updated on April 19th, 2025 at 8:47am MDT