

\$1,780,000 - 23 Westbrook Drive, Edmonton

MLS® #E4452530

\$1,780,000

6 Bedroom, 3.50 Bathroom, 3,854 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Westbrook Estates, magnificent 1/2+ acre estate property with 1970 original home & 1980's add-ons. Situated on a quiet enclave uniquely fronts north to a serene 2-acre park with no neighbours directly in front or behind. The south facing back yard opens to nature with walking/ bike trails along the utility corridor just steps from Whitemud Creek Ravine. An exceptional opportunity to design & build your dream estate home on this fully developable lot with 100' frontage by 200' deep & 130' across the rear!! Existing home has value if for an extensive renovation likely requiring paring back to the studs. Rear of the home has an attached indoor 20' x 40'-foot swimming pool with up to 25' high vaulted ceiling. This amenity has long been unused / decommissioned and awaits restoration or demolition. The oversized 4 car garage would be perfect to build over top. The Derrick Golf & Winter Club, Snow Valley Ski Hill, the U of A and some of the top schools are only minutes away from this prestigious neighbourhood.

Built in 1970

Essential Information

MLS® #	E4452530
Price	\$1,780,000
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,854
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	23 Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C8

Amenities

Amenities	Patio, Pool-Indoor, Vaulted Ceiling
Parking	Quad or More Attached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles, Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Westbrook School
Middle	Vernon Barford
High	Harry Ainlay

Additional Information

Date Listed	August 12th, 2025
Days on Market	21
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 September 2nd, 2025 at 7:02am MDT