

## \$1,888,333 - 50 Westbrook Drive, Edmonton

MLS® #E4428873

**\$1,888,333**

6 Bedroom, 3.50 Bathroom, 3,316 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Luxury Living in Westbrook Estates. Backing onto the Derrick Golf Course a grand home in one of Edmonton's most prestigious communities. This exquisite 3,315 sq. ft. residence 4,565 sq.ft of total finished living space offers breathtaking golf course views and a floor plan designed for living and entertaining. 5 spacious bedrooms on the upper level, this home is perfect for families seeking both comfort and functionality. The main floor has a beautifully designed living area with expansive windows, flooding the space with natural light and showcasing the serene golf course backdrop. A thoughtfully designed kitchen, formal dining room, and inviting family room complete the main level. The fully finished basement adds versatility, featuring additional living spaces perfect for a home theatre, gym, or recreation room. Enjoy the peace and privacy of backing onto the Derrick Golf Course while still being close to top rated schools, parks & major amenities. Experience luxury, space and spectacular views.

Built in 1968

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4428873    |
| Price  | \$1,888,333 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,316                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50 Westbrook Drive |
| Area        | Edmonton           |
| Subdivision | Westbrook Estate   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 2C9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Fire Pit         |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | WESTBROOK      |
| Middle     | VERNON BARFORD |
| High       | HARRY AINLAY   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 16         |

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Listing information last updated on May 1st, 2025 at 4:17pm MDT