

# **\$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	17
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 20th, 2025 at 5:47pm MDT