



## Edmonton Alberta

\$1,999,999

BUILD NEW, SUBDIVIDE, RENOVATE OR SIMPLY MOVE RIGHT IN ON EDMONTONS MOST PRESTIGIOUS STREET WESTBROOK DRIVE! This incredible 126 FT (WIDE) & 153 FT (DEEP) SOUTHWEST FACING RAVINE LOT gives you a perfect view of the bending creek below. The sellers have recently obtained a NEW GEO TECH study performed by LWL Engineering, ensuring the stability of the ravine lot for any BUILDER, INVESTOR, or PRINCIPAL RESIDENCE OWNER who may have any concerns. DEVELOPERS & INVESTORS additional note, the lot has undergone a prelim subdivision review which shows the LOT can be split into 2 or 3 RAVINE LOTS. For anyone looking to keep this amazing home as is, it offers over 5000 square feet of TOTAL living space and is perfect for a growing or multi-generational family, business professional. The home had significant renovation/additions in 1990 to the interior & exterior. Location of 73 WESTBROOK DRIVE is 10/10 as you are steps to the Westbrook Ravine and Derrick Golf & Country club. ONCE IN A LIFE PROPERTY & LOT! (id:6769)

Recreation room 5.49 m X 12.51 m

Other 0.63 m X 1.19 m

Living room 10.07 m X 5.85 m

Dining room 5.82 m X 3.57 m

Kitchen 3.84 m X 5.46 m

Den 4.17 m X 3.53 m

Library 4.88 m X 5.41 m

Laundry room 4.7 m X 3.31 m

Primary Bedroom 5.8 m X 4.86 m

Bedroom 2 5.85 m X 3.49 m

Bedroom 3 4.75 m X 3.9 m

Bedroom 4 4.76 m X 3.88 m

Bonus Room 5.17 m X 3.53 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100

[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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