



## 63 WESTBROOK Drive Edmonton AB

\$1,999,999

One-of-a-kind RAVINE BACKING PROPERTY with sprawling views on prestigious Westbrook Drive. This expansive home was tastefully updated in 2019/2020 by Modern Vintage Homes. Offering 4500 SF of developed living space. 5 bed, 5 bath home, with a FF walk out basement. Choose to finish updating this home, or Imagine the possibilities to develop your very own dream home oasis on one of the city's most sought-after streets. With 1,532 square meters (0.38 acres) of prime land, the lot features a slightly pie-shaped design, nearly resembling a perfect rectangle. It boasts a frontage of 22.05 meters (75.6 feet) and a depth ranging from 55.03 to 58.83 meters (180 to 193 feet). The current owners have already professionally drafted a STUNNING 4800 SF walkout bungalow with a triple garage with BOSS designs that can be transferred to a new owner. This is a 20K cost savings, just adjust the plans to suit your specific needs or build as is! PLUS a Geotech survey from 2019 is available. Prof landscaped in 2020 also.

Listing Presented By:



Originally Listed by:  
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