



73 WESTBROOK Drive Edmonton AB

\$1,999,999

BUILD NEW, SUBDIVIDE, RENOVATE OR SIMPLY MOVE RIGHT IN ON EDMONTON'S 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. 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. SELLER IS WILLING TO ACCEPT FAIR PROPERTY TRADE

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

melnychukgroup@gmail.com

<http://www.michaelsells.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net