



Edmonton Alberta

\$1,299,000

This is a RARE opportunity to build your forever home in the heart of the city's most sought-after neighborhood of Westbrook. Nestled on a pie-shaped lot backing onto the Derrick golf course, this nearly 9,400 sqft property offers stunning east, south, and west exposure - bathing your future home in natural light and breathtaking views year-round. The existing, renovated home is bright and livable, making it ideal to move in or rent out while you design your dream home with the builder of your choice. With a generous lot width and depth, there's room to build a sprawling 3,800+ sqft bungalow or 2-storey masterpiece over 8,000 sqft - and with no architectural restrictions, the sky's the limit (literally, if you'd like to add a 3rd-floor loft!) This is a lifestyle location - minutes from the prestigious Derrick Club, highly ranked schools and quick access to UofA & downtown. Build now or later - either way, opportunities like this don't come often in Westbrook Estates. (id:6769)

Bonus Room 7.23m x 3.90m

Office 4.30m x 3.33m

Laundry room 2.95 m x Measurements not available

Utility room 5.41m x 3.27m

Storage 3.62m x 3.91m

Living room 5.22m x 4.77m

Dining room 3.49m x 4.12m

Kitchen 4.24m x 3.53m

Family room 5.61m x 3.47m

Bedroom 3 3.14m x 3.00m

Primary Bedroom 4.12m x 5.61m

Bedroom 2 3.78m x 4.00m

Listing Presented By:



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