



## Edmonton Alberta

\$1,068,800

Welcome to Westbrook Estates on sought after Westbrook Drive! A mature landscaped lot boasting nearly 15,000 sf (0.34 Acres) behind the Derrick golf course! Upon entry find a renovated, open concept living & dining area centred around the Chef's kitchen: massive granite counters, shaker panels galore (incl under floating island), S/S appliances & a stunning golf course view. Upstairs primary retreat boasts balcony overlooking golf course & walk-in closet/ensuite. 2nd flr complete w/ laundry & spare bdrm/bath. Enjoy evenings in the backyard or enclosed sunrm. Basement is finished w/ Rec space, 2 addtl rooms & bthrm. Addtl features incl AC, hardwood flooring, heated 27' garage, fresh paint, new lighting, skylights, 8' fencing & updated driveway, widows, shingles & mechanical. Easy access to major arteries, quick downtown/university commute & fantastic school designations (Westbrook Elementary down the road). A premier community nestled among Whitemud Ravine with walking trails into Edmonton's trail system! (id:6769)

Bedroom 3 3.89 m X 3.61 m

Bedroom 5 2.37 m X 2.78 m

Recreation room 3.86 m X 6.34 m

Living room 3.66 m X 4.56 m

Dining room 2.4 m X 3.67 m

Kitchen 6.52 m X 3.6 m

Family room 4.56 m X 4.5 m

Sunroom Measurements not available

Primary Bedroom 4.56 m X 4.61 m

Bedroom 2 2.78 m X 3.59 m

Laundry room 3.84 m X 1.72 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net