



## Edmonton Alberta

\$1,980,000

Westbrook Estates, magnificent 1/2+ acre estate property with the 1970 original home. On a quiet enclave uniquely fronts north to a serene 2 acre park with no neighbours directly in front or behind. The south back yard opens to nature with walking/bike trails along the utility corridor just steps from Whitemud Creek Ravine. An exceptional opportunity to design & build your dream estate home on this lot with 100' frontage by 200' deep & 130' across the rear. The existing home could provide value for an extensive renovation. The A-frame addition has experienced settling and requires stabilization. The rear of the home has an attached indoor 20' x 40' foot swimming pool with 25' vaulted ceilings. This amenity has long been unused, decommissioned and awaits restoration or demolition. The oversized 4 car garage would be perfect to build over top. The Derrick Golf & Winter Club, Snow Valley Ski Hill, the U of A and some of the top schools are only minutes away from this prestigious neighbourhood. (id:6769)

Bedroom 5 4.16 m X 4.03 m

Bedroom 6 3.58 m X 4.79 m

Recreation room 4.9 m X 4.71 m

Living room 613 m X 4.32 m

Dining room 4.28 m X 6.13 m

Kitchen 5.53 m X 4.97 m

Family room 7.17 m X 8.48 m

Den 4.29 m X 2.92 m

Other 11.14 m X 14.85 m

Laundry room 2.01 m X 2.58 m

Other 11.14 m X 15.05 m

Primary Bedroom 3.89 m X 7.4 m

Bedroom 2 3.69 m X 3.02 m

Bedroom 3 3.42 m X 3.7 m

Bedroom 4 4.15 m X 3.7 m

Listing Presented By:



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Century 21 Masters

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