



## Edmonton Alberta

\$1,150,000

Welcome to the prestigious and highly desired WESTBROOK DRIVE! Located on the premier street in Westbrook Estates this 0.34 acres (1,368 m<sup>2</sup>) lot backs onto the Derrick Golf course. Whether you are looking to renovate or develop, this property has loads of potential! Lot size of 90 x 190 ft presents a prime opportunity to revitalize the current home or build your dream home whether you want to build one big home or split the lots and build multiple. You are close to the best schools in the city including Westbrook School and Vernon Barford, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbors and mature trees! Don't miss this rare opportunity! (id:6769)

Laundry room Measurements not available

Living room 6.17 m X 4.42 m

Dining room 3.12 m X 3.84 m

Kitchen 3 m X 4.2 m

Family room 5.85 m X 3.8 m

Primary Bedroom 3.79 m X 3.92 m

Bedroom 2 2.44 m X 3.03 m

Bedroom 3 3.83 m X 3.15 m

Bedroom 4 3.64 m X 2.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.chloesells.ca/>

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