



## Edmonton Alberta

\$1,998,000

Welcome to one of Edmonton's most sought-after communities--prestigious Westbrook Estates! Incredible 18,213 sq ft ravine lot backing directly onto Whitemud Creek, offering a rare opportunity to build your dream home in a breathtaking natural setting with expansive views of the creek. Upgrade this 1546 sq foot 4 bedroom 3 bathroom timeless brick walkout bungalow is nestled in nature with a southwest-facing backyard and spectacular year-round views. Enjoy an active lifestyle with walking, biking, and hiking trails at your doorstep. Steps from the Westbrook Drive Trailhead and minutes to the River Valley, Derrick Golf & Winter Club, Snow Valley Ski Club, and Square One Coffee. Quick access to U of A, Southgate, and Downtown. Whether you choose to renovate, rebuild, or develop, this property offers endless potential in a location that's truly irreplaceable. Don't miss this legacy opportunity in one of Edmonton's most exclusive neighbourhoods! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Storage Measurements not available

Utility room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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