



## Edmonton Alberta

\$1,398,000

Opportunities like this seldom come available in Westbrook Estates. One of only a small handful of original bungalows backing directly onto the Derrick Golf Course, this immaculate residence offers an extraordinary opportunity to own in one of Edmonton's most prestigious neighborhoods. Extensively improved over the years, the home is truly move-in ready. Recent updates include both furnaces, hot water tank, and major appliances, all replaced within the last four years. The spacious bungalow layout is complemented by a triple detached garage, golf course views, and a private setting that is nearly impossible to replicate. Ideal for those seeking the ease of bungalow living without sacrificing location or lifestyle, Westbrook is beloved for its mature tree-lined streets, character, and proximity to the U of A, river valley, schools, and amenities. Enjoy this exceptional property as it is today, further personalize it over time, and benefit from the long-term value of an irreplaceable golf-course location. (id:6769)

Family room 4.87 m X 6.93 m

Den 4.51 m X 5.6 m

Bedroom 3 3.89 m X 2.88 m

Bedroom 4 3.9 m X 2.57 m

Recreation room 3.79 m X 7.13 m

Office 2.88 m X 2.76 m

Utility room 4.85 m X 2.45 m

Living room 4.84 m X 7.21 m

Dining room 5.14 m X 3.18 m

Kitchen 4.06 m X 6.99 m

Primary Bedroom 4.09 m X 4.51 m

Bedroom 2 4.06 m X 4.34 m

Mud room 2.57 m X 2.94 m

Listing Presented By:



Originally Listed by:  
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