



## Edmonton Alberta

Westbrook Estate

**\$1,999,999**



BUILD NEW, SUBDIVIDE, RENOVATE OR SIMPLY MOVE RIGHT IN ON EDMONTONS MOST PRESTIGIOUS STREET WESTBROOK DRIVE! This incredible 126 FT (WIDE) & 153 FT (DEEP) SOUTHWEST FACING RAVINE LOT gives you a perfect view of the bending creek below. A NEW GEO TECH study performed by LWL Engineering, ensuring the stability of the ravine lot for any BUILDER, INVESTOR, or PRINCIPAL RESIDENCE OWNER who may have any concerns. DEVELOPERS & INVESTORS additional note, the lot has undergone a prelim subdivision review which shows the LOT can be split into 2 or 3 RAVINE LOTS. For anyone looking to keep this amazing home as is, it offers over 5000 square feet of TOTAL living space and is perfect for a growing or multi-generational family, business professional. The home had significant renovation/additions in 1990 to the interior & exterior. Location of 73 WESTBROOK DRIVE is 10/10 as you are steps to the Westbrook Ravine and Derrick Golf & Country club. SELLER IS WILLING TO ACCEPT FAIR PROPERTY TRADE (id:6769)

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