# **\$5,995,000 - 112 Westbrook Drive, Edmonton**

MLS® #E4434667

#### \$5,995,000

2 Bedroom, 2.50 Bathroom, 2,944 sqft Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Panoramic RIVER VALLEY views â€" backing onto Whitemud Creek Ravine â€" full unobstructed view on this over 12,000sqft lot! The attention to detail provides the perfect fusion between structural strength & architectural form â€" Urbis Architecture. Mitchell Freedland Design/Vancouver! This home seamlessly blends indoor/outdoor spaces capturing all elements of luxury â€" Flawless design covers every inch of this stunning home well-appointed & sophistication throughout. The home encompasses just over 5897 SQFT of developed living space with walkout basement – luxury beds, Gym, Art Room, Office, 2.5 baths, 15ft ceilings â€" North & South Garages - Quad attached garage (extra height for car lifts) â€" the entire back of the home is floor to ceiling windows. Every finish was hand selected for a luxurious feel custom millwork & cabinetry, superior lighting & plumbing fixtures - the craftsmanship is like no other fit & finish you have never seen before â€" West Coast Luxury in YEG boasting every state-of-the-art finish.







Built in 2013

### **Essential Information**

MLS® # E4434667 Price \$5,995,000 Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,944

Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 112 Westbrook Drive

Area Edmonton

Subdivision Westbrook Estate

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2E1

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors

Smoke, Exercise Room, Patio, Vaulted Ceiling, Walkout Basement, Wet

Bar, See Remarks, Infill Property

Parking Spaces 8

Parking Heated, Over Sized, Quad or More Attached

#### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dryer, Freezer, Garage Control, Garage

Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer,

Wine/Beverage Cooler, Dishwasher-Two

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Low Maintenance

Landscape, Private Setting, Schools, Shopping Nearby, Treed Lot, See

Remarks

Roof Flat

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Westbrook School

Middle Vernon Barford School

High Harry Ainlay School

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 176

Zoning Zone 16

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