

## \$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 â€” 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	113
Zoning	Zone 16

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