

## \$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

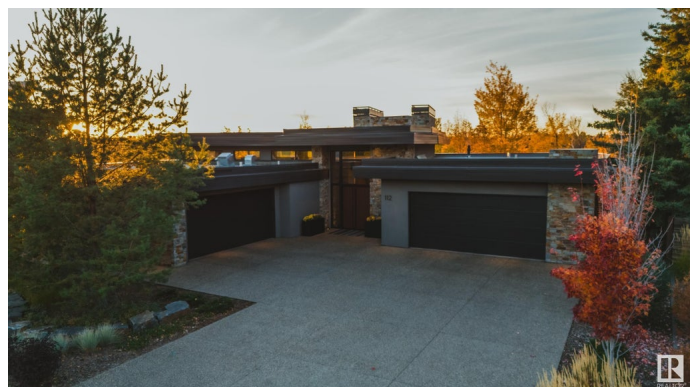
Westbrook Estate, Edmonton, AB

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 | 42            |
| Zoning         | Zone 16       |

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Listing information last updated on June 17th, 2025 at 4:17am MDT