

Courtesy Of Audrey Donovan Of Royal LePage Noralta Real Estate

# \$1,999,500 - 83 Westbrook Drive, Edmonton

MLS® #E4150489

## \$1,999,500

3 Bedroom, 5.00 Bathroom, 2,555 sqft

Single Family on 1 Acres

Westbrook Estate, Edmonton, AB

Stunning Custom Built Arts and Crafts home with views overlooking Whitemud Creek and the Ravine. Fully finished Walkout Basement. Foyer with stained glass windows leads to very open living room, dining and kitchen. 10 and 12 foot ceilings with fir beams and trim. Oak hardwood floors. Clinker brick fireplace. Cherry wood paneling and built-ins. Floor to ceiling windows in living and dining area. Kitchen has cherry wood cabinets and huge island with two sinks, granite counters, instant hot water tap, 6 burner gas counter-top stove & built in oven. Library with fireplace and slate flooring. Covered screened deck plus open deck with glass panels in railings. Master suite with 6 piece en-suite and walk in closet. Main floor laundry and mudroom. Basement with in-floor heating has family room, wet-bar, hobby room, 2 bedrooms each with 3 piece en-suites, 2nd library, study with view, and 4 piece bath. Triple attached garage. A must see home!

Built in 2001



## Essential Information

MLS® #	E4150489
Price	\$1,999,500
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,555

Acres	0.66
Year Built	2001
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

### **Community Information**

Address	83 Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C8

### **Amenities**

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2x6', Hot Tub, Hot Water Instant, Walkout Basement, Wet Bar
Parking Spaces	5
Parking	Heated, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior	Ceramic Tile, Hardwood, Slate
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Hot Tub
Heating	Forced Air-1, In Floor Heat System
Has Basement	Yes
Basement	Full, Fully Finished, Walkout
Fireplace	Yes
Fireplaces	Gas, Brick Facing, Mantel
# of Stories	2

### **Exterior**

Exterior	Brick, Stucco
Exterior Features	Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot

Roof	Cedar Shakes
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Westbrook / St. Boniface
Middle	Vernon Barford/Louis St. L
High	Harry Ainlay/Louis St.Laur

Listing information last updated on July 22nd, 2019 at 5:31pm MDT