PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Westbrook Estates

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



Hero: original AI-generated housing illustration, not a photograph of a specific property.

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RE/MAX River City

Explore Westbrook Estates

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Westbrook Estates community page and current listings

Distinctive homes. A setting worth exploring.

Get to know Westbrook Estates beyond the listing photographs. Explore its ravine and golf-course setting, compare the streets and properties, and test the practical details that make a home work for you.

Get to know Westbrook Estates.

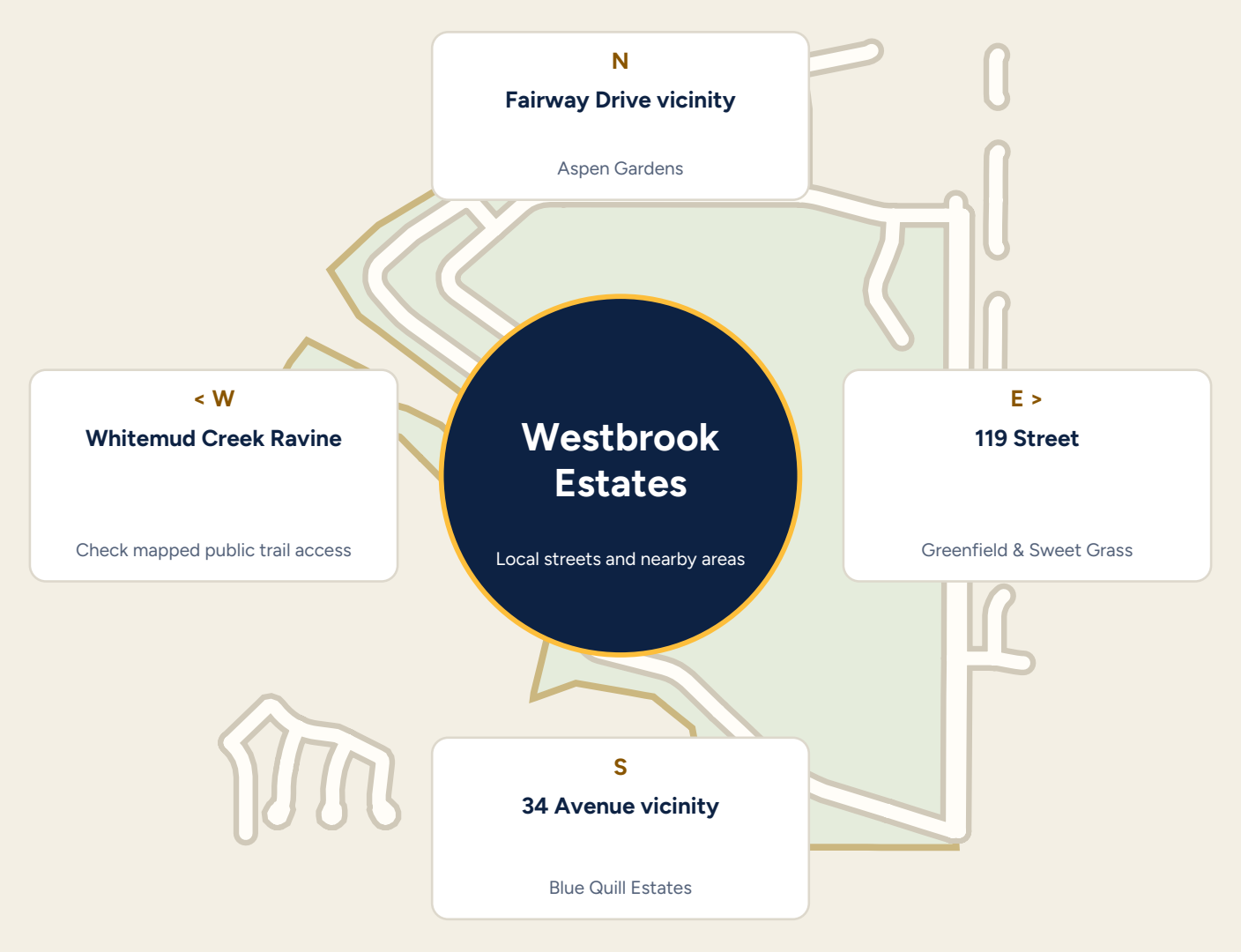
The City's historical overview describes a neighbourhood planned around architecturally distinctive homes and larger lots, with Whitemud Creek Ravine to the west and the Derrick Club occupying a substantial part of the area. That context helps explain its street pattern. It does not mean every property has a ravine view, golf-course frontage or the same lot characteristics.

Historical context: City of Edmonton Archives ↗

One map. A clearer starting point.

119 Street provides an important eastern reference; Westbrook Drive and Fairway Drive help orient the interior. 34 Avenue is an approach from the east. These are selected road locators, not a turn-by-turn route or surveyed property map.

One map. A clearer starting point.



North is up. Nearby cards give broad directional context, not exact road boundaries or access points. The green boundary tint identifies the neighbourhood, not designated parkland. Roads use City geometry; the central badge and cards are design overlays. Map geometry: City boundaries ↗ and City road network ↗ ; Open Government Licence - Edmonton ↗ . Boundary snapshot September 22, 2026; roads retrieved September 23. Not a property survey, live closure map or navigation route.

Build a picture of your everyday life.

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AI lifestyle illustration · Not a photograph of the named location

Local character

Look at the whole setting

The City's built-heritage overview explains the relationship between the residential streets, ravine and golf-course lands. Use it as context, then assess the actual lot and surrounding properties.



AI lifestyle illustration · Not a photograph of the named location

Recreation

Understand club access

The Derrick Golf and Winter Club at 3500 119 Street NW is private. Membership, availability and fees are separate from buying a nearby home; a golf-course view does not include playing rights.



AI lifestyle illustration · Not a photograph of the named location

Outdoors

Find a public walking route

Use the City's walking resources and current trail notices. Respect private golf-course lands and property boundaries; do not assume a route visible from a yard is public access.

Build a picture of your everyday life.



AI lifestyle illustration · Not a photograph of the named location

Test the errand pattern

Try the regular stops that matter to you from each home. Consider the turns onto main roads, parking and your return trip instead of treating every address as equally convenient.

Plan for the actual household

Confirm the exact address, grade and program with the relevant school division. Ask about capacity, transportation and the next grade transition; proximity is only the first question.

Visit Aspen Gardens too

Compare the two communities using the same home type, condition and daily priorities. A neighbourhood label alone is not a substitute for a property-by-property comparison.

Enjoy the setting. Check how you can use it.



Fall Trail in Whitemud Park, October 2013 · Gord Schindell · CC BY 3.0. Wider-area archive photograph; not an identified Westbrook Estates access point. Displayed without cropping. Original photograph ↗ · Licence ↗

Enjoy the setting. Check how you can use it.

If a view or access to outdoor space is central to your decision, walk the public routes and ask specific questions about the property. Confirm fences, gates and access points rather than inferring rights from an open outlook. Check current trail conditions with the City. The separate club membership process should be investigated directly with the Derrick Club if it is part of your plans.

City park and trail resources ↗

A distinctive home deserves a careful comparison.

Look at how the floor plan, natural light and outdoor space serve your everyday life. Include the upkeep of the house and landscape in that assessment. Review available records for renovations and additions, and arrange the inspections and professional advice appropriate to the property. Compare similar current listings and recent sales with Michael; this guide does not offer a neighbourhood-wide price promise.

Bring the questions, not just the favourites. Michael can help organize a comparison of location, condition and daily needs. School eligibility, private-club access and property permissions must be confirmed with the relevant organizations.

Your Westbrook Estates checklist

- Walk the street and note the relationship between the home, neighbours and open space.

A few helpful answers.

- Confirm which outdoor routes are public rather than crossing private course or residential land.
- Try your actual weekday journey and regular shopping stops.
- If club use matters, contact the Derrick Club about current membership options separately.
- Assess the yard, mature trees, drainage, driveway and building upkeep together.
- Verify address-specific school arrangements and the available property documentation.

A few helpful answers.

Does buying a home here include Derrick Club membership?

No. Treat membership as a separate arrangement with the private club. Confirm current terms and availability directly.

Do all properties back onto the ravine or golf course?

No. Check the individual lot, outlook and neighbouring land. General neighbourhood descriptions do not establish a particular property's features.

Can I rely on a single commute time?

No. Test the route to your destination at the times you would travel and check current transit options.

How do I check the school plan?

Use the school division’s address finder, then confirm the grade, program and move date directly. Ask about capacity and transportation as separate questions; a nearby school does not guarantee placement.

Your next steps

Your next steps

Keep your notes from Westbrook Estates and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Westbrook Estates webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.