

# \$1,299,000 - 123 Fairway Drive, Edmonton

MLS® #E4436816

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

This is a RARE opportunity to build your forever home in the heart of the city's most sought-after neighborhood of Westbrook. Nestled on a pie-shaped lot backing onto the Derrick golf course, this nearly 9,400 sqft property offers stunning east, south, and west exposure - bathing your future home in natural light and breathtaking views year-round. The existing, renovated home is bright and livable, making it ideal to move in or rent out while you design your dream home with the builder of your choice. With a generous lot width and depth, there's room to build a sprawling 3,800+ sqft bungalow or 2-storey masterpiece over 8,000 sqft - and with no architectural restrictions, the sky's the limit (literally, if you'd like to add a 3rd-floor loft!) This is a lifestyle location - minutes from the prestigious Derrick Club, highly ranked schools and quick access to UofA & downtown. Build now or later - either way, opportunities like this don't come often in Westbrook Estates.

Built in 1969

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4436816    |
| Price     | \$1,299,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,806                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 123 Fairway Drive |
| Area        | Edmonton          |
| Subdivision | Westbrook Estate  |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 2C2           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                              |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-2, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land, Public Transportation, Schools, Ski Hill Nearby |
| Roof              | Metal   |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Westbrook School |
| Middle     | Vernon Barford   |
| High       | Harry Ainlay     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 16        |

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Listing information last updated on June 22nd, 2025 at 10:47am MDT