

# \$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	22
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 9:02pm MDT