

\$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

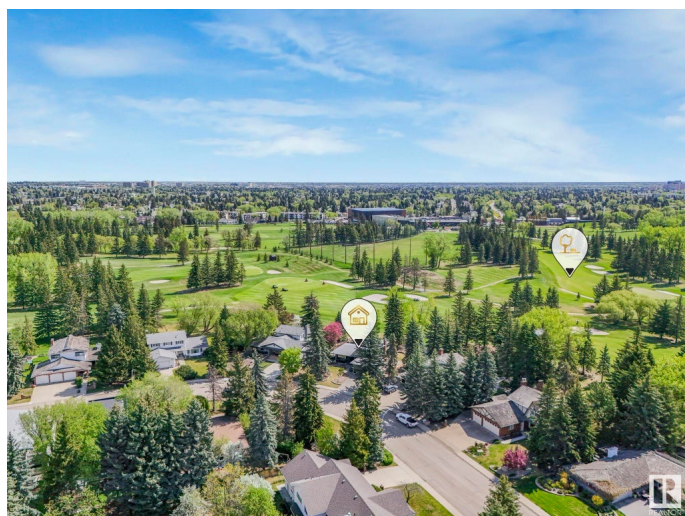
Westbrook Estate, Edmonton, AB

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 | 31 |
| Zoning | Zone 16 |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT