

Courtesy Of Susan Field Of MaxWell Polaris

## \$2,350,000 - 63 Fairway Drive, Edmonton

MLS® #E4434909

**\$2,350,000**

4 Bedroom, 4.50 Bathroom, 3,602 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Extraordinary opportunity in one of Edmonton's most coveted communities—Westbrook Estates. Backing directly onto Derrick Golf Course, with breathtaking south-facing views & tiered stone patio for ultimate outdoor living. Inside find a stunning main floor with grand living room, formal dining room, chef's kitchen, flexible living space, & spacious main-floor bedroom with walk-in closet & luxurious 5-pce ensuite. Gorgeous double-sided gas fireplace elegantly connects living & dining areas. State-of-the-art kitchen impresses with 6-seat island, Induction cooktop, wall oven, built-in microwave, warming drawer, and integrated fridge & dishwasher. Walk-in pantry completes gourmet experience. Upper level offers magnificent Great Room, lavish primary bedroom suite, dual walk-in closets, spa-inspired 5-pce ensuite, & double-sized second bedroom with walk-in closet, 4-pce bathroom. The fully finished basement—never lived in—large bedroom, 3-pce bath, & recreation room. The ultimate in comfort and location.

Built in 1967

### Essential Information

MLS® #	E4434909
Price	\$2,350,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,602
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	63 Fairway Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C2

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Hot Water Natural Gas, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Stove-Countertop Inductn
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Golf Nearby, Landscaped, Schools
Roof	Asphalt Shingles

Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Westbrook Elementary
Middle	Vernon Barford JHS
High	Harry Ainlay CHS

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	18
Zoning	Zone 16

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Listing information last updated on May 25th, 2025 at 1:02am MDT