

\$3,400,000 - 55b Fairway Drive, Edmonton

MLS® #E4417019

\$3,400,000

4 Bedroom, 4.50 Bathroom, 3,912 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Flying First Class in Westbrook Estates with PANORAMIC views of the Derrick Golf Course. This Poetry Homes crafted & constructed, DesignTwo architectural dream, seamlessly intertwines elegance & luxury living! 4 total bedrooms, 4.5 baths, ELEVATOR servicing all floors, 3 floors of lavish patio space capturing expansive golf course views. HEATED TRIPLE ATTACHED GARAGE w/ extra height for car lifts. No detail was missed with Culham Woodworking Cabinetry, Superior lighting & top notch finishes including Sub-Zero/Wolf Appliance Package, full panelled separate fridge & freezers, 2 dishwashers & beverage fridges. Your primary escape offers a serene place to unwind w. ample room, private patio, walk-through closet & spa like ensuite. The lower level is ideal for game/movie nights equipped w. a wet bar. Built-in Sonos system, in-floor heating & custom window coverings(HUNTER DOUGLAS) are just a few of the many features of this home. Luxury in & out with exterior finishes that create a elevated curb appeal.

Built in 2023

Essential Information

| | |
|--------|-------------|
| MLS® # | E4417019 |
| Price | \$3,400,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,912 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 55b Fairway Drive |
| Area | Edmonton |
| Subdivision | Westbrook Estate |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2C2 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 5 |
| Parking | Tandem, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 4 |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal, Hardie Board Siding |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles, Metal |
| Construction | Wood, Metal, Hardie Board Siding |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Westbrook Elementary |
| Middle | Vernon Barford |
| High | Harry Ainlay/Louis St. |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 3rd, 2025 |
| Days on Market | 115 |
| 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 April 28th, 2025 at 4:02am MDT