

# \$1,099,000 - 123 Fairway Drive, Edmonton

MLS® #E4458541

**\$1,099,000**

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

This is a RARE opportunity to secure a prime, pie-shaped lot backing directly onto the Derrick Golf Course, in Edmonton's most desirable neighbourhood – Westbrook Estates! Whether you're looking to move in today, expand over time, or start fresh with a custom build, this property offers unbeatable flexibility. The existing renovated home is bright, and move-in ready, making it perfect for a family, downsizers, or investors who want to rent it out while planning their next move. With panoramic east, south, and west exposure, this nearly 9,400 sqft lot is drenched in natural light and surrounded by serene views. This is more than just a property – it's a lifestyle. Located minutes from the prestigious Derrick Club, top-rated schools and also has quick access to the U of A and downtown. Live, expand or build – the choice is yours! Rare golf-course lots like this don't come up often, so seize the opportunity to create your dream, your way, in Westbrook Estates.

Built in 1969

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4458541    |
| Price    | \$1,099,000 |
| 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                      September 18th, 2025  
Days on Market                47  
Zoning                              Zone 16

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