

\$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	118
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 May 1st, 2025 at 8:02am MDT