

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 Sit-at 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 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 sophistication, 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 | 2             |
| Zoning         | Zone 16       |

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Listing information last updated on May 9th, 2025 at 3:02pm MDT