

## \$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 | 107               |
| Zoning         | Zone 16           |

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Listing information last updated on April 20th, 2025 at 1:17pm MDT