

Courtesy Of Chloe A Pleckaitis and Clara Olafson Of RE/MAX River City

\$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 92
Zoning Zone 16

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Listing information last updated on April 5th, 2025 at 3:47pm MDT