

\$1,299,000 - 123 Fairway Drive, Edmonton

MLS® #E4436816

\$1,299,000

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

This is a RARE opportunity to build your forever home in the heart of the city's most sought-after neighborhood of Westbrook. Nestled on a pie-shaped lot backing onto the Derrick golf course, this nearly 9,400 sqft property offers stunning east, south, and west exposure - bathing your future home in natural light and breathtaking views year-round. The existing, renovated home is bright and livable, making it ideal to move in or rent out while you design your dream home with the builder of your choice. With a generous lot width and depth, there's room to build a sprawling 3,800+ sqft bungalow or 2-storey masterpiece over 8,000 sqft - and with no architectural restrictions, the sky's the limit (literally, if you'd like to add a 3rd-floor loft!) This is a lifestyle location - minutes from the prestigious Derrick Club, highly ranked schools and quick access to UofA & downtown. Build now or later - either way, opportunities like this don't come often in Westbrook Estates.

Built in 1969

Essential Information

MLS® #	E4436816
Price	\$1,299,000
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	May 16th, 2025
Days on Market	32
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 June 16th, 2025 at 9:47pm MDT