

## \$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	106
Zoning	Zone 16

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Listing information last updated on April 19th, 2025 at 10:17am MDT