

# \$1,229,000 - 123 Fairway Drive, Edmonton

MLS® #E4448556

**\$1,229,000**

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

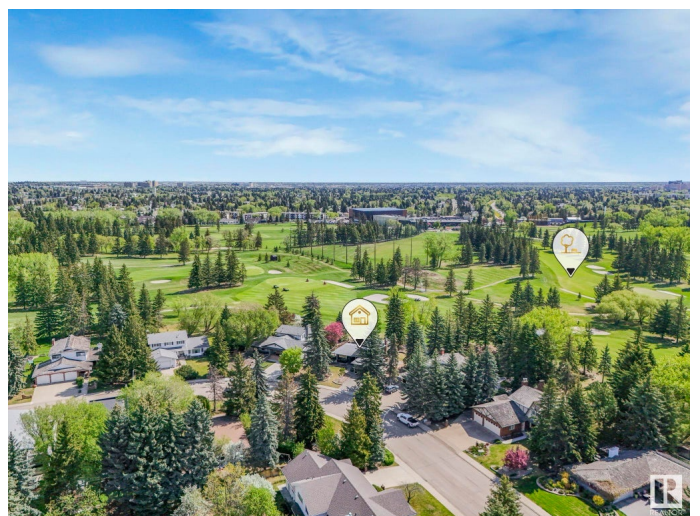
Westbrook Estate, Edmonton, AB

This is a RARE opportunity to secure a prime, pie-shaped lot backing directly onto the Derrick Golf Course, in Edmonton's most desirable neighbourhood – Westbrook Estates! Whether you're looking to move in today, expand over time, or start fresh with a custom build, this property offers unbeatable flexibility. The existing renovated home is bright, and move-in ready, making it perfect for a family, downsizers, or investors who want to rent it out while planning their next move. With panoramic east, south, and west exposure, this nearly 9,400 sqft lot is drenched in natural light and surrounded by serene views. This is more than just a property – it's a lifestyle. Located minutes from the prestigious Derrick Club, top-rated schools and also has quick access to the U of A and downtown. Live, expand or build – the choice is yours! Rare golf-course lots like this don't come up often, so seize the opportunity to create your dream, your way, in Westbrook Estates.

Built in 1969

## Essential Information

MLS® #	E4448556
Price	\$1,229,000
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                July 18th, 2025  
Days on Market        58  
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 September 14th, 2025 at 1:17am MDT