

## \$1,997,000 - 63 Fairway Drive, Edmonton

MLS® #E4444551

**\$1,997,000**

4 Bedroom, 4.50 Bathroom, 3,562 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

OWN A PIECE OF HISTORY ON FAIRWAY DRIVE! Backing directly onto hole #6 of the Derrick Golf & Winter Club, this 3,562 sqft masterpiece (built 1967, expanded 2005, renovated 2009) fuses timeless craftsmanship w/ modern luxury. A sun-splashed open plan showcases hardwood, marble tile, crown mouldings, wainscoting, LED pots & built-in speakers framing a true chef's kitchen w/ granite counters, two-tone island & pro-grade appliances. Unwind beside the classic wood-burning hearth or the sleek electric FP. Two lavish primary suites, one on the main, one upstairs, offer spa-inspired baths (claw-foot & Jacuzzi tubs). Plus two more bedrooms: one upstairs & one in the finished bsmt, for a total of four, all served by five elegant baths. Dual laundry rooms add everyday ease. Outside, a stone patio w/ built-in BBQ overlooks the meticulously landscaped, irrigated yard. Hardie-board exterior, oversized heated garage w/ sink & drain, BurBer carpet, two A/C units—move-in perfection on Edmonton's most prestigious street!

Built in 1967

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4444551    |
| Price  | \$1,997,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,562                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 63 Fairway Drive |
| Area        | Edmonton         |
| Subdivision | Westbrook Estate |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2C2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Freezer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Dryer-Two, Washers-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                         |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, See |

|              |                           |
|--------------|---------------------------|
|              | Remarks                   |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Westbrook School      |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 16         |

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