Courtesy Of Casey Bonnett Of Exp Realty

$1,099,000 - 123 Fairway Drive, Edmonton

MLS® #E4458541

$1,099,000
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 Edmontonâ€™s most desirable neighbourhood â€” Westbrook Estates! Whether youâ€™re looking toÂ move in today, expand over time, or start fresh with a custom build, this property offers unbeatable flexibility. The existing renovated home isÂ 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. WithÂ 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 â€” 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 â€“ the choice is yours!Â Rare golf-course lots like this donâ€™t come up often, so seize the opportunity to create your dream, your way, in Westbrook Estates.

Built in 1969

Essential Information

MLS® #	E4458541
Price	$1,099,000
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	September 18th, 2025
Days on Market	13
Zoning	Zone 16

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