

## \$2,395,000 - 95 Fairway Drive, Edmonton

MLS® #E4444794

**\$2,395,000**

3 Bedroom, 3.50 Bathroom, 2,809 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

The epitome of French country chic. Beautifully renovated family home waiting for you to create amazing memories. From the grand entry, prepare to be impressed & ready for amazing entertaining. Cozy up by the wood-burning fireplace in the formal family room or the gas fireplace in the inviting family room. With incredible millwork and built-ins, the craftsmanship is exceptional. Situated on a huge lot on the Derrick Golf course, this home offers a private oasis brimming with charm. The inground watering system ensures lush greenery, while you enjoy the beauty of the surroundings from the three-season atrium or the family room with its gas fireplace. The heart of the home is a stunning kitchen with two dishwashers, a Sub-Zero fridge/freezer, a warming drawer, a gas range/oven, and an electric oven. The butler pantry/bar includes mini fridge & second fridge in a mudroom with ample storage. The primary suite has it all! Massive closet, steam shower, bidet and heated floors. So much to share -must see!

Built in 1969

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4444794    |
| Price    | \$2,395,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,809                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 95 Fairway Drive |
| Area        | Edmonton         |
| Subdivision | Westbrook Estate |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2C2          |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Closet Organizers, Exterior Walls- 2"x6", Insulation-Upgraded, No Smoking Home, Patio, Sprinkler Sys-Underground, Sunroom, Vinyl Windows, Barrier Free Home |
| Parking   | Triple Garage Attached                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Wet Bar |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Direct Vent, Masonry                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Hardie Board Siding                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                               |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Westbrooke Elementary |
| Middle     | Vernon Barford        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 16         |

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Listing information last updated on August 19th, 2025 at 2:17pm MDT