# \$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!

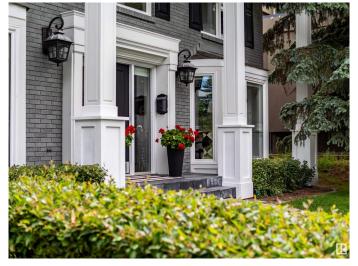
Built in 1969

#### **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 71

Zoning Zone 16

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