

## \$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	15
Zoning	Zone 16

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