

## \$849,000 - 108 Ironwood Place, Edmonton

MLS® #E4433572

**\$849,000**

5 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to Ironwood Place in prestigious Westbrook Estatesâ€™ Edmontonâ€™s premier living destination. This rare, large half-duplex bungalow offers elegant â€œage-in-placeâ€• living with refined comfort and space. The main floor features a grand living room, formal dining area, cozy TV nook, and a stunning granite kitchen with a raised island. French doors from the primary suiteâ€™complete with walk-in closet and spa-like 5-piece ensuiteâ€™open onto a massive south-facing composite deck, perfect for entertaining with its natural gas hookup. A second main floor bedroom doubles as an ideal den. A 4-pce bathroom completes this stunning floor. Enjoy laundry rooms on both floors. The fully finished basement offers 3 more bedrooms, a 4-piece bath, and a large rec roomâ€™perfect for guests. New composite roof. Nestled on an end pie lot with room for your putting game, and steps from the Derrick Golf & Winter Club and Whitemud Ravine. A rare gem in an unbeatable locationâ€™donâ€™t miss your chance to live here!

Built in 1988

### Essential Information

MLS® # E4433572

Price \$849,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,593
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	108 Ironwood Place
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6R4

### **Amenities**

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Private Setting

Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	121
Zoning	Zone 16
HOA Fees	175
HOA Fees Freq.	Monthly

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