



## Edmonton Alberta

\$699,900

So much to appreciate in this half duplex bungalow in the desirable Ironwood Place. Located just off the golf course & Derrick Club & situated on a large sunny pie shape lot with southern exposure, backing onto the park. Inside the home you will appreciate some of the more recent renovations including a remodeled and updated kitchen as well as flooring, paint, fixtures & more. The main level features a large formal sitting room with cozy fireplace, deluxe kitchen, and dining and lounge area that lead to the large back patio. A huge primary bedroom with ample ensuite and walk in closet, another bedroom (but likely used as a den) full bathroom and laundry (hook ups present) complete the main level. The fully finished basement offers 3 more bedrooms, another full bathroom, rec room, storage room and large utility room. Other recent improvements include a new roof in 2020, gutters in 2023, exterior painted in 2025, new AC 2021 or 2022. HOA fee of 175 a month that includes snow removal and lawn maintenance. (id:6769)

Bedroom 3 4.42 m X 3.96 m

Bedroom 4 3.63 m X 3.26 m

Bedroom 5 4.42 m X 3.96 m

Recreation room 5.23 m X 3.83 m

Storage 5.25 m X 1.66 m

Utility room 6.67 m X 6.5 m

Living room 7.46 m X 4.76 m

Dining room 3.16 m X 3.09 m

Kitchen 4.76 m X 3.35 m

Family room 3.33 m X 3.16 m

Primary Bedroom 5.92 m X 5.14 m

Bedroom 2 3.18 m X 2.77 m

Listing Presented By:



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