



## Edmonton Alberta

\$998,000

Experience refined, low-maintenance living in Ironwood Place, a quiet enclave in prestigious Westbrook Estates. This spacious half-duplex bungalow offers single-level living with beautiful golf course views and a completely remodelled main floor that blends timeless elegance with modern comfort. The bright living room features a gas fireplace and flows into a stylish dining area and updated kitchen. French doors open to a private deck, perfect for relaxing or entertaining. A front den provides a versatile space for a home office or TV room. The primary suite includes a walk-through closet and generous ensuite with custom glass and curbless shower while a second bedroom sits near a full 4-piece bath. Main floor laundry adds convenience. The FF basement offers a large rec room, oversized bedroom, 4-piece bath with steam shower rough-in. Additional highlights include underground sprinklers and a newer cedar shake roof. Steps to the Derrick Golf & Winter Club and Whitemud Ravine trails. (id:6769)

Bedroom 3 3.56 m X 4.49 m

Family room 3.88 m X 7.67 m

Living room 3.94 m X 4.37 m

Dining room 2 m X 5.99 m

Kitchen 2.75 m X 6.98 m

Den 3.03 m X 3.85 m

Primary Bedroom 3.56 m X 5.13 m

Bedroom 2 3.35 m X 3.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.mwrealty.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.