



## Edmonton Alberta

\$800,000

Discover upscale, low-maintenance living in Ironwood Place, a quiet community in prestigious Westbrook Estates. This spacious half-duplex bungalow offers single-level living with stunning golf course views. The main floor features a bright living room with gas fireplace, formal dining area, eat-in kitchen, and French doors to a private deck. A cozy front den is perfect for reading or TV. The primary suite includes a walk-through closet and large ensuite. A second bedroom can double as a home office, with a 4-piece bath nearby. Main floor laundry adds convenience. The fully finished basement offers a large rec room, oversized bedroom, 4-piece bath with steam shower setup, workshop, and storage room. Additional highlights include underground sprinklers and a newer cedar shake roof. Just steps from the Derrick Golf & Winter Club and Whitemud Ravine trail system. A rare opportunity to enjoy exclusive living in one of Edmonton's most desirable communities. (id:6769)

Bedroom 3 3.57 m X 4.85 m

Living room 4.41 m X 3.94 m

Dining room 1.99 m X 5.96 m

Kitchen 2.73 m X 4.24 m

Primary Bedroom 3.58 m X 6.54 m

Bedroom 2 3.36 m X 3.38 m

Listing Presented By:



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