

Courtesy Of Susan Field Of MaxWell Polaris

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 1:02am MDT