

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 Estates—Edmonton's premier living destination. This rare, large half-duplex bungalow offers elegant "age-in-place" 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 suite—complete with walk-in closet and spa-like 5-piece ensuite—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 room—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 location—don'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 | 148           |
| Zoning         | Zone 16       |
| HOA Fees       | 175           |
| HOA Fees Freq. | Monthly       |

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Listing information last updated on September 26th, 2025 at 9:02am MDT