

## Dimensions & Info

GREAT ROOM	15.08' x 14.75'
EAT-IN KITCHEN	12.75' x 9.5'
DINING ROOM	11.17' x 11.5'
DEN	9.5' x 9'
LAUNDRY ROOM	5.67' x 4'
PRIMARY BEDROOM	19' x 16'
BEDROOM #2	12.17' x 10.42'
BEDROOM #3	13.17' x 9.58'
BEDROOM #4	12.83' x 9.58'
4 PC ENSUITE BATH	10.8' x 8'
4 PC BATH	10.17' x 5'
2 PC BATH	7.75' x 3.83'
PANTRY	6.33' x 5'
MUDROOM	5.5' x 5.08'
WALK-IN CLOSET	11.83' x 8.75'



## 18 Dedrick Bay

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\$649,900
🏠 2,046 sf
🛏️ 4
🚿 2.5



## Welcome to Ridgewood West!

Kensington built home only 1 year young! Take the pressure off of building and waiting for your home to be ready with this beautiful, still under warranty, move-in ready home!

The floor plan is beautiful and functional. Walk in through the double garage into the mudroom which leads into the walk through pantry and kitchen.

The eat-in kitchen is a cooks dream with high end Samsung appliances including a WIFI oven, full height cabinets and tile backsplash. The dark/light contrast of the kitchen is made beautiful with classic white subway tiles.

Enjoy cozy nights at home with the fireplace in your great room, which has large windows overlooking your fully fenced yard.

Relax in your ensuite with double sink, oversized tile shower and large east facing window allowing for plenty of natural light to come in.

All four bedrooms upstairs are well sized and have a spacious 4pc bathroom to share. Plus a step saving second floor laundry room!

A beautiful and super functional home.

## Special Mention

**SCHOOLS-**  
 Westdale School  
 Beaumont School  
 Oak Park High School  
 École Dieppe

**PARKS-**  
 Assiniboine Park and Zoo  
 Harte Trail  
 Fraser Meadow Park  
 Roblin Park  
 Varsity View Sportsplex

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