

\$699,999 - 9506 Wedgewood Drive, Wedgewood

MLS® #A2099042

\$699,999

6 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.17 Acres

Wedgewood, Wedgewood, Alberta

Freshly updated open concept home, backing onto a large green space in the prestigious and sought after neighbourhood of Wedgewood! If you enjoy the older neighbourhoods, with mature tree's and a welcoming appeal... BUT you're also after a home that feels brand new and updated, then this is the one you have to check out. A new front porch invites you up to this home. Sit with your morning coffee or evening beverage as you soak in the sun any time of the day. Through your front doors you'll find a large entry way with vaulted ceilings. Upstairs brings you to your brand new large and wide open living space and custom designed kitchen with quartz counter tops, huge eat in island with tons of storage, Stainless Steel appliances, a massive amount of counter space, even a coffee bar. The over-sized dining room is completely surrounded by large dual sliding windows that offers you a view to your fully fenced back yard and large open green space with - NO REAR NEIGHBOURS! Your back yard is complemented by mature trees and an enclosed all season room, with under deck storage. Back to the main floor you will find 3 big bedrooms, and a full bathroom. The upper level is entirely for the primary room and huge custom en-suite with hand crafted walk in closet. The tiled walk in shower is the crowd pleaser in here, equipped with 2 shower heads and dedicated places to hold your soap! The cherry on top here is the double vanity, so no more racing for who's first. Down stairs you will



find electric heated floors, 2 more large bedrooms, a full bathroom, a family room with big bright windows and a beautiful cozy gas fire place. If you're looking for a place where laundry doesn't seem like such a chore; well then step into your dream laundry room equipped with quartz counters, a wash sink and tons of cabinets and storage space. From your garage you can also access this laundry room! Makes bringing in those work bags, hockey bags, or an overflow Costco haul so much easier. Your 3 car heated garage has a total of 4 entry options from the house and yard, and comes with built in storage, workbenches and a lot of natural light. Amongst the major cosmetic updates this home also has the following, brand new: Furnace, A/C, Plumbing, Electrical, Insulation, the North side of the Roof, and all of the South side Windows. Get that agent of yours on the phone, let's book you a tour through! Seller is a licensed Realtor in the province of Alberta.

Built in 1997

Essential Information

MLS® #	A2099042
Price	\$699,999
Sold Price	\$687,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	9506 Wedgewood Drive
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W3G5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, See Remarks
Roof	Cedar Shake
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	January 22nd, 2024
Days on Market	20
Zoning	RR-1
HOA Fees	0.00

Listing Details

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