

\$739,900 - 9225 46a Avenue, Wedgewood

MLS® #A2110387

\$739,900

4 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.24 Acres

Wedgewood, Wedgewood, Alberta

An exquisitely captivating residence, meticulously maintained, graces the serene Wedgewood neighborhood with the advantage of county taxes. The backyard not only captivates with its visual allure but also serves as a secluded, parklike oasis. Adorned with exclusive clay tile shingles, this home boasts a fully finished walk-out basement that adds to its overall charm. Upon entering the main floor, you are greeted by a bright and open layout. The generously sized, renovated kitchen features granite countertops, KitchenAid appliances, and new hardwood flooring, seamlessly connecting to the great room with large windows and a gas fireplace. The entire home has been recently painted, and all bathrooms have been updated. Additional amenities include a butler's pantry and main floor laundry. The expansive master bedroom is a highlight, showcasing a recently renovated en suite with heated floor and a walk-in closet with direct access to the newly constructed 16 x 23 composite deck. The basement offers a spacious recreation/games room with a gas fireplace, two additional bedrooms, and a bathroom. Completing this impressive property is a large triple heated garage. The furnace and hot water tank were replaced in 2018, ensuring enhanced efficiency. Enjoy the luxury of air conditioning during hot summer days and take advantage of the irrigation system. Don't miss the chance to claim ownership of this truly stunning home!



Built in 2002

Essential Information

MLS® #	A2110387
Price	\$739,900
Sold Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,704
Acres	0.24
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9225 46a Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 2G6

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Gas Stove, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 21st, 2024
Days on Market	23
Zoning	RR-1
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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