

\$950,000 - 9209 46a Avenue, Wedgewood

MLS® #A2117969

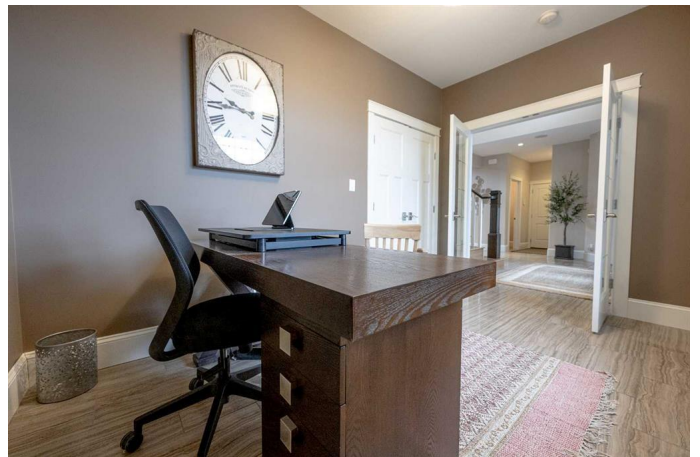
\$950,000

4 Bedroom, 3.00 Bathroom, 2,056 sqft

Residential on 0.23 Acres

Wedgewood, Wedgewood, Alberta

Welcome to this beautiful Custom Built 1 1/2 Storey home with over 3000 sq. ft. of developed living space located in the wonderful community of Wedgewood. This lovely home is on a 10,000(+) sq. ft. residential lot that is professionally landscaped with underground irrigation, combination wood and iron fencing and NO REAR NEIGHBORS. This executive residence is bright and open on the main level with high tray ceilings over the living room. The kitchen is a chef's delight with modern pristine white maple custom cabinetry, granite counters, a large island with pot drawers, custom hood fan, walk in pantry, and undermount lighting. The dining area next to the kitchen easily seats a large group and allows easy access to a large fully covered deck ideal for BBQ's and entertaining. There is maple hardwood flooring throughout the whole main and upper levels except for tiled areas in entrances, office, laundry room and bathrooms. The spacious master suite is on the main level and easily fits a king size bed and the luxurious ensuite bathroom has a soaker tub, extra large tiled shower, water closet, double vanity with granite counters and a generous custom walk in closet. A 2 pc. bathroom, Office and nice laundry room complete the main floor. The upper level offers 2 additional bedrooms and a 4 pc. bathroom. The fully finished "walk out" basement offers tons of versatility with a large bedroom, spacious bathroom, huge family room with full size windows and garden doors to an amazing



covered deck area to enjoy a fire table, heaters and could easily be fully screened in. The upper, lower and side deck areas are fabulous spaces for full on entertaining. This property has an amazing private backyard with a view of trees and nature and easy access out the gate to the walking paths. The garage is heated and triple car overall(deeper in one bay -40ft.) with two 10 ft. doors and extra high ceilings that offers extensive storage. Lastly to not miss there is tons of extra parking - there is RV Parking and an extra long driveway. This really is a unique home that must be viewed!

Built in 2013

Essential Information

MLS® #	A2117969
Price	\$950,000
Sold Price	\$942,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,056
Acres	0.23
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	9209 46a Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 2G6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Concrete Driveway, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, No Neighbours Behind, Landscaped, Pie Shaped Lot
Roof	Cedar Shake
Construction	Composite Siding, Concrete
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	March 31st, 2024
Date Sold	April 20th, 2024
Days on Market	19
Zoning	RR-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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