

# \$569,900 - 9529 Wedgewood Drive S, Wedgewood

MLS® #A2148760

**\$569,900**

4 Bedroom, 3.00 Bathroom, 2,157 sqft

Residential on 0.23 Acres

Wedgewood, Wedgewood, Alberta

Your opportunity awaits, welcome to the prestigious neighborhood of Wedgewood! Enjoy city services, country-style living, and county taxes, all within a stone's throw of the city limits. This executive-style 2,157 sq. ft. two-story home will impress you from the moment you pull into the extended driveway, with incredible curb appeal and an inviting entryway. Entering the home, you are greeted by the immediate relief of central AC as you approach a cozy sitting room with a gas fireplace, adjacent to the formal dining area which leads into the stunning kitchen. White and bright cabinets provide ample storage space and are perfectly contrasted by black quartz countertops complete with a breakfast nook. The main living room is an ideal blend of classic and modern comfort, showcasing a stone feature wall with a recessed wood fireplace that is tied into the main HVAC system and can heat the entire house. The main floor is complete with a half bath powder room, laundry area, and a convenient office/gym/bedroom. Upstairs, you will find a full 4pc bathroom + three spacious bedrooms, including the primary bedroom with a spa-like 4pc en-suite, walk-in closet, and a private balcony overlooking the incredible backyard. The wide-open basement has perimeter drywall completed and awaits your finishing touches! The yard is immaculate thanks to the underground irrigation system with a plush lawn, blooming shrubbery, and trees all around, providing the perfect privacy barrier.



You can relish true peace and quiet while enjoying a morning coffee on the back deck. This is a spectacular property looking for new owners to call it home, contact your REALTOR® of choice and book your tour today!

Built in 1994

### Essential Information

MLS® #	A2148760
Price	\$569,900
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	9529 Wedgewood Drive S
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W2G6

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Heated Garage

### Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Storage,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Garden, Other, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Many Trees, Private, Treed
Roof	Cedar Shake
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2024
Date Sold	September 23rd, 2024
Days on Market	70
Zoning	RR-1
HOA Fees	0.00

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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