

# \$720,000 - 9229 46a Avenue, Wedgewood

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MLS® #A2166275

**\$720,000**

5 Bedroom, 3.00 Bathroom, 1,715 sqft  
Residential on 0.23 Acres

Wedgewood, Wedgewood, Alberta

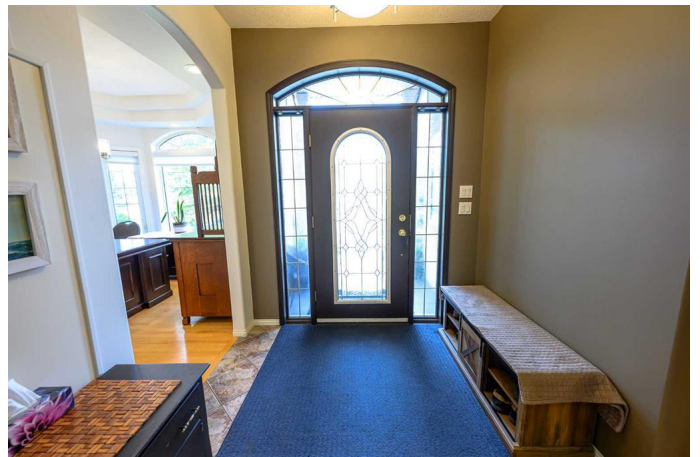
Welcome to this captivating five-bedroom bungalow with a walkout basement, perfectly situated on a corner lot in the desirable Wedgewood neighborhood. Embrace the serene natural surroundings of this meticulously maintained home.

Step inside to discover a bright and airy kitchen featuring stainless steel appliances, under-cabinet lighting, a spacious island, and a convenient pantry, all complemented by a cozy dinette. The living room, adorned with elegant hardwood floors, offers a three-sided gas fireplace for added warmth and ambiance. Enjoy peaceful moments on the deck, equipped with Trex decking and dual gas lines for easy outdoor entertaining.

The master bedroom is a true retreat with a luxurious five-piece en-suite bathroom, a walk-in closet, and patio doors leading directly to the deck—perfect for savoring your morning coffee. The main floor also includes a well-appointed laundry room, an additional bedroom, and a full bathroom.

Downstairs, the walkout basement exudes charm with a generous family room, complete with another gas fireplace. This level also features three cheerful bedrooms, a full bathroom, and ample storage space.

Additional highlights include a heated and finished triple-car garage, mature landscaping



with a sprinkler system, and the benefits of a wonderful neighborhood with a nearby park and convenient bus routes for children. This home offers both comfort and functionality in a sought-after community.

Built in 2001

**Essential Information**

MLS® #	A2166275
Price	\$720,000
Sold Price	\$700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,715
Acres	0.23
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	9229 46a Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W2G7

**Amenities**

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

**Interior**

Interior Features	Central Vacuum, Closet Organizers
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Corner Lot, Front Yard, Irregular Lot, Pie Shaped Lot
Roof	Tile
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2024
Date Sold	October 11th, 2024
Days on Market	24
Zoning	RR-1
HOA Fees	0.00

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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