

# \$719,900 - 9229 46a Avenue, Wedgewood

MLS® #A2186493

**\$719,900**

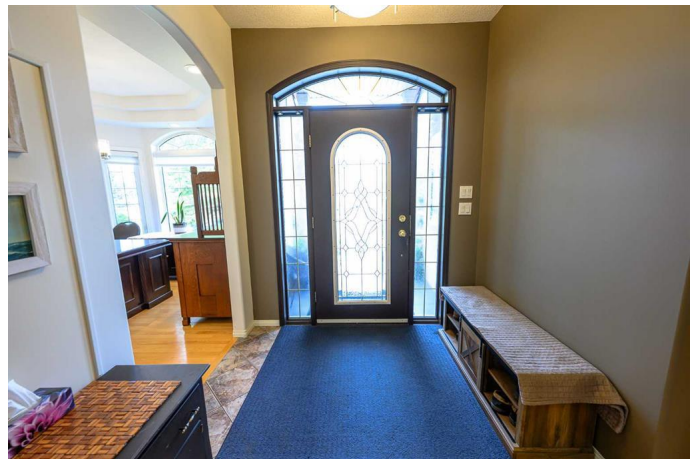
5 Bedroom, 3.00 Bathroom, 1,715 sqft

Residential on 0.23 Acres

Wedgewood, Wedgewood, Alberta

Stunning 5-Bedroom, 3-Bathroom Bungalow on the ravine in Wedgewood. This beautifully designed bungalow sits on a corner lot in the highly desirable Wedgewood neighborhood. Offering five bedrooms and three bathrooms, this home is perfect for families seeking comfort and convenience. The kitchen is a chef's dream with stainless steel appliances, a large island, a corner pantry, and a spacious dining area. The living room boasts elegant hardwood floors and a three-sided gas fireplace, creating a warm and inviting space. Step outside to the expansive deck, featuring durable Trex decking and white railings, ideal for relaxing or entertaining. The master suite is a true retreat, complete with a luxurious five-piece ensuite, a walk-in closet, and direct access to the deck. The main floor also includes a second bedroom, a full bathroom, and a laundry room for added convenience. The walkout basement is fully finished, offering a large family room with a gas fireplace, three additional bedrooms, a full bathroom, and plenty of storage space. Additional highlights include a finished, heated triple garage and stunning mature landscaping with an irrigation system plus clay shakes & stucco siding. Located in a quiet, family-friendly neighborhood with a nearby park, this home is an exceptional find. Don't miss the chance to make this Wedgewood gem your own!

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2186493    |
| Price          | \$719,900   |
| Sold Price     | \$716,000   |
| 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 | T8W 2G7                         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s)                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Corner Lot, Front Yard, Landscaped, Private |
| Roof              | Clay Tile  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | January 9th, 2025   |
| Date Sold      | February 12th, 2025 |
| Days on Market | 34                  |
| Zoning         | RR-1                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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