

\$788,000 - 9237 49 Avenue, Wedgewood

MLS® #A2197972

\$788,000

5 Bedroom, 3.00 Bathroom, 1,918 sqft
Residential on 0.19 Acres

Wedgewood, Wedgewood, Alberta

Welcome to one of the most sought-after neighborhoods in the Grande Prairies areaâ€”Wedgewood. This exceptional 1918 sq ft fully developed bungalow offers the perfect blend of luxury, privacy, and community. Nestled on a large lot with no rear or side neighbors and situated on a peaceful cul-de-sac, this home provides a serene and private retreat.

As you step inside, you'll be greeted by a spacious and light-filled front living room. The main floor boasts a tastefully updated kitchen with an eat-in area, perfect for casual dining. For more formal gatherings, enjoy the elegant dining room. The master bedroom is a true sanctuary, featuring a walk-in closet and a beautifully updated 5-piece ensuite bathroom. Two additional large bedrooms, a main bathroom, and an expansive laundry room that leads to the oversized heated garage complete the main level.

The fully developed basement is designed for relaxation and entertainment. It features a large rec room with built-ins and a cozy gas fireplace, perfect for family gatherings or movie nights. Additionally, there is an office, two massive bedrooms, a full bathroom, and a substantial utility and storage room.

This home has undergone extensive updates, including new exterior siding, soffit, stone, eaves, and downspouts. The windows and



exterior doors have also been replaced, ensuring energy efficiency and modern aesthetics. The kitchen, all bathrooms, and the main floor hardwood have been tastefully updated, along with the on-demand hot water system and the laundry room. The full basement renovation adds to the home's appeal, and the deck, made with no-maintenance materials, is ideal for outdoor entertaining. Additional updates include new garage doors, cedar shakes (est. 2005), and in-floor heating on all tiled areas except the front entrance.

The fully landscaped yard offers a storage shed and an expansive deck, providing a peaceful and private outdoor space. Homes like this are rare and almost never come up for sale in Wedgewood. Donâ€™t miss your chance to own this exquisite property and enjoy the benefits of county taxes, large lots, and a welcoming community.

Built in 1994

Essential Information

MLS® #	A2197972
Price	\$788,000
Sold Price	\$788,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,918
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9237 49 Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 2G6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, Block Driveway

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage, Permeable Paving
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private
Roof	Cedar Shake
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Date Sold	March 14th, 2025
Days on Market	14
Zoning	RR-1
HOA Fees	0.00

Listing Details

Listing Office

Century 21 Grande Prairie Realty Inc.

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