# \$496,000 - 9309 Wedgewood Drive N, Wedgewood

MLS® #A2208336

## \$496,000

3 Bedroom, 3.00 Bathroom, 1,331 sqft Residential on 0.19 Acres

Wedgewood, Wedgewood, Alberta

For more information, please click Brochure button.

Discover the charm of Wedgewood living! Nestled steps away from a golf course and serene wilderness, this split-level gem offers the perfect blend of comfort and functionality. Major update: All Poly B plumbing has been professionally removed, giving you peace of mind and added value! Key Features: 3 Bedrooms, 3 Bathrooms, and RV Parking. Bright and inviting living room with large windows. Chef's kitchen featuring ample cabinets, updated countertops, and quality appliances: fridge, built-in oven, 4-burner gas stove with grill, and dishwasher. South-facing dining area with bay windows, opening to a covered deck. Fully fenced backyard with fruit trees, 2 sheds, a pond, firepit, and space to unwind under the stars. Bedrooms & Baths: Upper level: 2 spacious bedrooms with double closets, including a master suite with a 3-piece ensuite and relaxing double jet tub. Lower levels: A cozy family room with a gas fireplace, a third bedroom, a 3-piece bathroom, a well-equipped laundry room with storage, and an additional finished space currently used as a fourth bedroom. Additional Perks: No more Poly B! All plumbing has been replaced for worry-free ownership. Double heated garage with sink and mezzanine storage Recent updates: New carpet, dishwasher, garage door openers, hot water tank, and fresh paint. This property truly has it allâ€"space, comfort, and updates, all in an ideal location. Don't miss





#### Built in 1991

#### **Essential Information**

MLS® # A2208336 Price \$496,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,331
Acres 0.19
Year Built 1991

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 9309 Wedgewood Drive N

Subdivision Wedgewood City Wedgewood

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 2G5

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Central Vacuum, Jetted Tub

Appliances Built-In Oven, Convection Oven, Dishwasher, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Fire Pit

Lot Description Back Yard, Irregular Lot, Lan-

Roof Shake

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

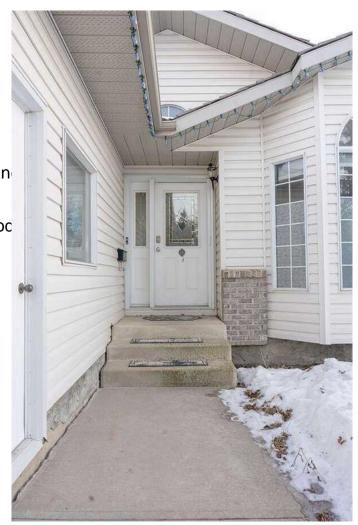
## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 20 Zoning RR1

# **Listing Details**

Listing Office Easy List Realty



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