

# \$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 all—space, comfort, and updates, all in an ideal location. Don't miss



this opportunity to make it yours!

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, Land
Roof	Shake
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	34
Zoning	RR1

### Listing Details

Listing Office	Easy List Realty
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