

\$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

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 14 |
| Zoning | RR1 |

Listing Details

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|----------------|------------------|
| Listing Office | Easy List Realty |
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