



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9629 Wedgewood Drive S
Wedgewood, Alberta

MLS # A2329826



\$599,900

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,381 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	1-71-6-W6
Exterior:	Stucco	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Premier Location! Backing Onto Expansive Green Space with County Taxes, extra long driveway! Welcome to this 1,381 sq. ft. bi-level ideally situated in the highly sought-after Wedgewood neighbourhood, backing directly onto a peaceful green space with the added benefit of low County property taxes. The bright and functional main floor offers 3 spacious bedrooms, including a generous primary retreat complete with a walk-in closet and a private ensuite featuring a relaxing jetted soaker tub. The kitchen is both stylish and practical with quartz countertops, a Silgranit sink, and direct access to the large rear deck- perfect for entertaining or enjoying your morning coffee while overlooking the tranquil green space. The fully developed basement is designed for both relaxation and entertaining, showcasing an expansive family room with impressive 9-foot ceilings, a cozy gas fireplace, and a convenient wet bar. This level also includes a spacious 4th bedroom, and rec room ideal for a home office, gym, or hobby space, and a beautifully finished combined laundry room and bathroom. Additional features include oak hardwood flooring, quartz countertops throughout,, a finished heated double attached garage offering loads of built-in shelving plus overhead storage for exceptional organization. Offering an unbeatable combination of location with access to walking trails, thoughtful upgrades, abundant storage including under the deck with door, natural gas line to the deck and lower County taxes, this exceptional home is one you won't want to miss!