

\$504,900 - 9309 Wedgewood Drive N, Wedgewood

MLS® #A2218847

\$504,900

3 Bedroom, 3.00 Bathroom, 1,249 sqft
Residential on 0.19 Acres

Wedgewood, Wedgewood, Alberta

Welcome to Wedgewood—an ideal, family-friendly community in the County of Grande Prairie. This beautifully maintained four-level split offers a thoughtfully designed layout with 3 bedrooms (2 of the bedrooms on the top level and 1 down on the third level), 3 bathrooms, and plenty of space to live, work, and relax. One of the home's biggest strengths is its multi-level design, providing natural separation and flexibility for busy households. Whether it's quiet time upstairs, game nights in the lower-level family room, or a workout in the basement, this home flexes to fit your lifestyle. It's what every growing family wants but rarely finds.

The heart of the home is a chef's kitchen with a 4-burner gas stove and grill—perfect for weeknight meals or weekend hosting. Recent updates include fresh paint, new carpet, a new dishwasher, a newer hot water tank, and professionally replaced Poly B plumbing.

Step outside and enjoy a south-facing backyard lined with mature trees offering both privacy and shade. A covered deck creates the perfect space for outdoor entertaining, and the fire pit sets the scene for cozy evenings under the stars.

Additional features include a heated double car garage with a sink and mezzanine for storage, as well as RV parking for your gear



and getaways. With generous storage, short stair runs ideal for kids and guests, and the added perk of lower County taxes, this home checks all the boxes for comfort, function, and value.

Ready to see it in person? Contact your favourite REALTOR® to book a showing today.

Built in 1991

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2218847 |
| Price | \$504,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,249 |
| 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 | T8W2G5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Jetted Tub |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| 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, Private Yard |
| Lot Description | Back Yard, Irregular Lot, Landscaped, Treed |
| Roof | Shake |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 48 |
| Zoning | RR1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
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