

# \$724,900 - 9646 Wedgewood Drive S, Wedgewood

MLS® #A2254904

**\$724,900**

4 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.18 Acres

Wedgewood, Wedgewood, Alberta

This beautifully renovated bungalow truly is the definition of move-in ready, offering four well-appointed bedrooms that are perfect for a family or a flexible work from home setup.

You'll enjoy a stunning fully updated kitchen with a seamless flow to the bright, open concept living and dining space, ideal for entertaining. For a private retreat, the spacious primary suite features a luxurious, spa like ensuite designed for ultimate relaxation. The finished walk-out basement provides extensive extra living area and direct access to the yard, expanding your possibilities.

Peace of mind comes with the extensive recent updates, including a NEW KITCHEN, ALL NEW BATHROOMS, a NEW ROOF, A/C, NEW FURNACE, and a NEW HOT WATER TANK, ensuring low maintenance for years to come,

Nestled in the quiet Wedgewood neighborhood, you'll absolutely love the private treed yard with inground sprinklers and the quick access to local parks, trails, and the golf course.

Don't miss the opportunity to make this exceptional property your own—book your private showing today!

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254904    |
| Price          | \$724,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,439       |
| Acres          | 0.18        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9646 Wedgewood Drive S          |
| 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 |
| # of Garages   | 2                      |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Soaking Tub                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                    |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas                                                           |
| Has Basement      | Yes                                                           |
| Basement          | Full                                                          |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | No Neighbours Behind       |
| Roof              | Asphalt Shingle            |
| Construction      | Brick                      |
| Foundation        | Piling(s)                  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 58                  |
| Zoning         | RR-1                |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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