



**GRASSROOTS**  
REALTY GROUP

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**4604 94 Street  
Wedgewood, Alberta**

**MLS # A2240937**



**\$649,900**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,556 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Irregular Lot, See Remarks		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge (as is, water doesn't work), wall oven, counter top stove, microwave, dishwasher, stacking washer and dryer, garburator, trash compactor(as is), bar fridge, gun cabinet, wood shelves unit in den and family room, all window coverings, vacuum system with attachments, water softener (as is), built in sound system speakers, garage heater, sprinkler system (as is), three garage door openers and one remote. Weight and exercise equipment in basement.

QUICK POSSESSION on this Wedgewood Home is 2556 sq ft that backs onto a serene wooded ravine and features a landscaped yard, developed basement, and a heated triple garage with extra RV parking. Step inside to a bright, open layout flooded with natural light through south facing windows. The kitchen boasts stainless steel appliances, an island with counter top stove, tile backsplash, ample cabinetry, generous counter space, and a walk-in pantry. The balance of the main floor offers a spacious family room with gas fireplace, formal dining area, a convenient den with glass doors, half bath, and a laundry room complete with sink and cabinetry. Upstairs, retreat to your massive primary suite featuring a three-sided fireplace, jetted tub, walk-in closet, and a private balcony. Two additional large bedrooms and a full bathroom complete the upper level. Two story high ceilings in foyer and den creates an open feeling. The fully finished basement is designed for both relaxation and entertainment, with a large family room, bar area, workout space, gas fireplace, bedroom, and full bathroom. Enjoy year-round comfort with a heated triple garage, and entertain with ease in the large backyard complete with a large 2 year old deck, fire pit, sitting area, a previously used rock fish pond area, sprinkler system, and picturesque ravine views. Contact your real estate professional for private viewing. Make this home your own.