



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9646 Wedgewood Drive S
Wedgewood, Alberta

MLS # A2254904



\$715,000

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	Other
Floors:	Carpet, Ceramic Tile	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	RR-1
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: Blinds, Generator, AC, GDO + Remote, Tv's Mounts, Shed,

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!