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4805 93 Street Wedgewood, Alberta

MLS # A2262827



\$869,900

Division: Wedgewood Residential/House Type: Style: 5 Level Split Size: 2,714 sq.ft. Age: 2000 (25 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.16 Acre Lot Feat: Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbou

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Other Roof: Condo Fee: Cedar Shake **Basement:** LLD: Full Exterior: Zoning: See Remarks RR1 Foundation: **Poured Concrete Utilities:** Features: See Remarks

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods garage heater - furniture projector and similar items can be negotiated.

This 5 level split home is located on a great lot in Wedgewood with the benefit of County taxes. The top level has a master suite including a large bedroom, soaker tub, double sinks, walk in shower and water closet. Accompanied by a large walk in closet. This level also includes a nice landing/hallway leading to a 3 piece bathroom, 2 good sized bedrooms and a laundry room that includes nice cabinetry, sink, folding counters and new appliances. The 2nd level has a formal dining area, breakfast dining area, kitchen and living room. The 3rd level has a spacious entry, powder room, entry closet, living room and office. The 4th level has a games room hang out area, tv/projector area, gym and bathroom. The 5th level has been converted to a bedroom but could easily be used for its previous use of a pool table games room or could be a great in law suite. The garage has a drain and is heated. The landscaping is stunning and low maintenance and comes with an irrigation system. Overall the home has a unique but high functioning floor plan and should be viewed to be appreciated. Owner is a licensed real estate agent in the province of Alberta. Owner will meet with potential buyers to discuss options for paint and design.