



**4805 93 Street
Wedgewood, Alberta**

MLS # A2262827

\$874,900



Division:	Wedgewood		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,714 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	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.

OPEN HOUSE: DEC 6th and 13th 2-4pm. 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.