



**4805 93 Street
Wedgewood, Alberta**

MLS # A2281356



\$839,900

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------------------|-------------------|-----|
| 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, stove top, wall oven, washer, dryer, blinds, curtain rods, garage heater

Don't miss out on this opportunity to own in Wedgewood with county taxes and no rear neighbours. Built in 2001 as the Grande Prairie QE II dream home there's been no shortcuts taken with this house as is evident through the attention to detail and custom finishes throughout. This unique floor plan is laid out over 5 spacious levels and has ample space for the family to spread out and for hosting crowds. Entering through the front door is a large entrance with a powder room and 3 closets for endless storage. Around the corner is a formal living space with a gas fireplace surrounded by oak millwork and a door leading onto a brick patio in the fully landscaped backyard complete with pond. There is also a good sized home office on this level with custom built in shelving and wainscoting. Heading up the stairs is another living space with vaulted ceilings, a formal dining room, and a spacious kitchen with all updated appliances, granite countertops, solid oak cabinetry and a corner pantry. Off the kitchen is a breakfast nook surrounded by windows looking out onto the backyard. There is another deck off this floor with convenient access to your bbq. On the top level is a dream master suite with vaulted ceilings and a two sided gas fireplace separating the sleeping area from the bathroom. The ensuite features his and hers sinks, a jacuzzi tub, separate toilet and shower room and a walk-in closet. Down the hall you'll find 2 more storage closets, another bathroom, 2 large bedrooms and the laundry room with a brand new washer and dryer, built in ironing board, sink and handy countertops and cabinets. Heading back down to the fourth level is a family hangout space with a giant projector and built in surround sound. There is also a gym which could be turned into another bedroom if needed and a full bathroom. On the bottom level is

a big open space with a large walk in closet and another smaller walk in. It's currently being used as a bedroom but was once a games room or could also be converted into a mother in law suite. The options are endless in this home and it must truly be seen to be appreciated. They don't make them like this anymore!