



**9542 Wedgewood Dr. South  
Wedgewood, Alberta**

**MLS # A2121396**



**\$597,400**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.83 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	1-71-6-W6
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Quartz Counters		

**Inclusions:** Desk

Gorgeous top-to-bottom professional reno on a Cape Cod style 2-storey home in Wedgewood. This beautiful home backs onto the large central greenspace located in the center of Wedgewood giving you access to a huge area for recreation. This home has been beautifully renovated with modern paint throughout, new hardwood, tile and carpet (cedar shakes in 2009). A brand new custom kitchen with quartz counters, induction stove with convection oven, Updated bathrooms and new tile backsplash in the kitchen and around the gas fireplace. This traditional layout has an open concept that includes the kitchen, dining, and back living room. There is also a formal dining area connected to the front living room, bath and main floor laundry. Upstairs you will find 3 bedrooms and 2 bathrooms. The roomy master has a large ensuite featuring a soaker tub, walk-in shower, large vanity and there are two full size closets. The spare bedrooms are extra large. All bedrooms have new flooring including hardwood in the master. The basement has a finished bedroom and the rest is ready for your imagination. The meticulous yard has a deck, is fenced on both sides but is currently open to the green space. The current owners have loved and maintained this home for the last 28 years and have done an incredible renovation for the next owners. If you want county taxes, city services and a private yard this place is your dream home!