

# **\$824,900 - 9533 Wedgewood Drive South, Wedgewood**

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MLS® #A2221536

**\$824,900**

3 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.02 Acres

Wedgewood, Wedgewood, Alberta

**Luxurious Modern Bungalow!!!**

Discover refined living in this newly renovated bungalow, perfectly situated in the sought-after Wedgewood subdivision. This home offers a seamless blend of modern luxury and a classic timeless character appeal. The open-concept design features large windows that frame and showcase the serene backyard, seamlessly integrating indoor and outdoor living. The thoughtfully designed layout includes a master suite and an additional bedroom in the walk-out basement, providing a private retreat. On the main floor, enjoy a spacious bedroom and a versatile room ideal for an office or additional guest accommodations. With two full bathrooms and one half bath, every space is thoughtfully appointed with high-end finishes. The home features two convenient laundry rooms—one on each floor—enhancing everyday ease. Comfort is assured year-round with a new state of the art boiler. The heated double-car garage adds an extra touch of convenience and sophistication. Backing onto a picturesque wooded area, this property offers unmatched privacy with no rear neighbors, creating a tranquil oasis in an exceptional location. Discover a serene retreat in this charming home, offering a peaceful sanctuary away from the hustle and bustle of daily life. Nestled in a perfect setting, this property provides an escape with its calming ambiance and relaxing atmosphere, allowing you to unwind and rejuvenate in complete comfort. Schedule a showing today to



experience its timeless appeal firsthand.

\*Listing agent is related to the seller

Built in 1995

### Essential Information

MLS® #	A2221536
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,685
Acres	0.02
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9533 Wedgewood Drive South
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 2G6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Master Downstairs, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Bar Fridge, Freezer, Gas Oven, See Remarks, Wine Refrigerator

Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

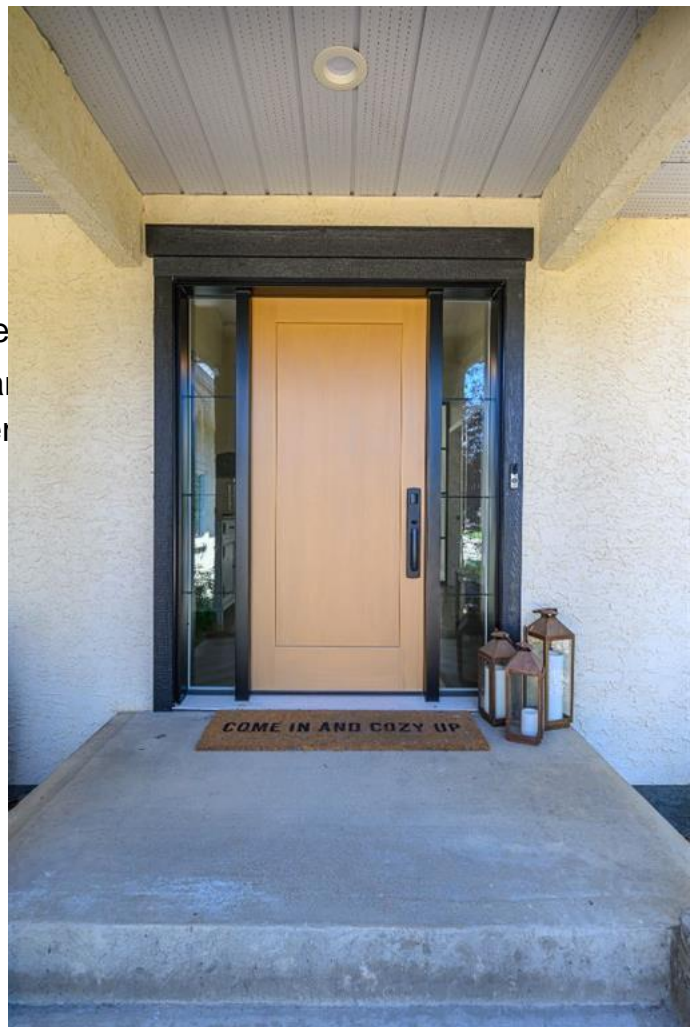
Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Back Yard, Landscaped, Mature Trees, Walkway to Park/Green Space, Garden
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	98
Zoning	RR-1

## Listing Details

Listing Office	RE/MAX Grande Prairie
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