# \$509,000 - 9309 Wedgewood Drive N, Wedgewood

MLS® #A2218847

#### \$509,000

2 Bedroom, 2.00 Bathroom, 1,249 sqft Residential on 0.19 Acres

Wedgewood, Wedgewood, Alberta

Welcome to Wedgewoodâ€"an ideal, family-friendly community in the County of Grande Prairie. This beautifully maintained four-level split offers a thoughtfully designed layout with 3 bedrooms, 3 bathrooms, and plenty of space to live, work, and relax. One of the home's biggest strengths is its multi-level design, providing natural separation and flexibility for busy households. Whether it's quiet time upstairs, game nights in the lower-level family room, or a workout in the basement, this home flexes to fit your lifestyle. It's what every growing family wants but rarely finds.

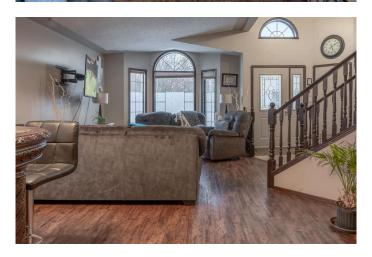
The heart of the home is a chef's kitchen with a 4-burner gas stove and grillâ€"perfect for weeknight meals or weekend hosting. Recent updates include fresh paint, new carpet, a new dishwasher, a newer hot water tank, and professionally replaced Poly B plumbing.

Step outside and enjoy a south-facing backyard lined with mature trees offering both privacy and shade. A covered deck creates the perfect space for outdoor entertaining, and the fire pit sets the scene for cozy evenings under the stars.

Additional features include a heated double car garage with a sink and mezzanine for storage, as well as RV parking for your gear and getaways. With generous storage, short







stair runs ideal for kids and guests, and the added perk of lower County taxes, this home checks all the boxes for comfort, function, and value.

Ready to see it in person? Contact your favourite REALTOR® to book a showing today.

Built in 1991

#### **Essential Information**

MLS® # A2218847 Price \$509,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,249 Acres 0.19 Year Built 1991

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 9309 Wedgewood Drive N

Subdivision Wedgewood City Wedgewood

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W2G5

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Parking Pad, RV Access/Parking

# of Garages 1

#### Interior

Interior Features Central Vacuum, Jetted Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Irregular Lot, Landscaped, Treed

Roof Shake

Construction Brick, Vinyl Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 6

Zoning RR1

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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