



9229 46A Avenue  
Wedgewood, Alberta

MLS # A2186493

**\$719,900**



<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-71-6-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning 5-Bedroom, 3-Bathroom Bungalow on the ravine in Wedgewood. This beautifully designed bungalow sits on a corner lot in the highly desirable Wedgewood neighborhood. Offering five bedrooms and three bathrooms, this home is perfect for families seeking comfort and convenience. The kitchen is a chef's dream with stainless steel appliances, a large island, a corner pantry, and a spacious dining area. The living room boasts elegant hardwood floors and a three-sided gas fireplace, creating a warm and inviting space. Step outside to the expansive deck, featuring durable Trex decking and white railings, ideal for relaxing or entertaining. The master suite is a true retreat, complete with a luxurious five-piece ensuite, a walk-in closet, and direct access to the deck. The main floor also includes a second bedroom, a full bathroom, and a laundry room for added convenience. The walkout basement is fully finished, offering a large family room with a gas fireplace, three additional bedrooms, a full bathroom, and plenty of storage space. Additional highlights include a finished, heated triple garage and stunning mature landscaping with an irrigation system plus clay shakes & stucco siding. Located in a quiet, family-friendly neighborhood with a nearby park, this home is an exceptional find. Don't miss the chance to make this Wedgewood gem your own!