



9533 Wedgewood Drive South
Wedgewood, Alberta

MLS # A2187340



\$835,500

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|------------------|--|---------------|-------------------|
| Division: | Wedgewood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,685 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind, L | | |

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| Heating: | Boiler | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | RR-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

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 and air conditioner unit. 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