

# \$504,900 - 9309 Wedgewood Drive N, Wedgewood

MLS® #A2218847

**\$504,900**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.19 Acres

Wedgewood, Wedgewood, Alberta

Welcome to Wedgewood—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 grill—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	\$504,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
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	22
Zoning	RR1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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