

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

---

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 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

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, Master Downstairs, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Gas Oven,

	Microwave, Refrigerator, See
Heating	Boiler
Cooling	Full
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garde
Lot Description	Back Yard, Backs on to Park Trees, No Neighbours Behind
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	38
Zoning	RR-1

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.