

9237 49 Avenue  
Wedgewood, Alberta

MLS # A2151557



**\$749,900**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Block Driveway, Double Garage Attached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, GDO, Window coverings

Welcome to one of the most sought-after neighborhoods in the Grande Prairies area—Wedgewood. This exceptional 1918 sq ft fully developed bungalow offers the perfect blend of luxury, privacy, and community. Nestled on a large lot with no rear or side neighbors and situated on a peaceful cul-de-sac, this home provides a serene and private retreat. As you step inside, you'll be greeted by a spacious and light-filled front living room. The main floor boasts a tastefully updated kitchen with an eat-in area, perfect for casual dining. For more formal gatherings, enjoy the elegant dining room. The master bedroom is a true sanctuary, featuring a walk-in closet and a beautifully updated 5-piece ensuite bathroom. Two additional large bedrooms, a main bathroom, and an expansive laundry room that leads to the oversized heated garage complete the main level. The fully developed basement is designed for relaxation and entertainment. It features a large rec room with built-ins and a cozy gas fireplace, perfect for family gatherings or movie nights. Additionally, there is an office, two massive bedrooms, a full bathroom, and a substantial utility and storage room. This home has undergone extensive updates, including new exterior siding, soffit, stone, eaves, and downspouts. The windows and exterior doors have also been replaced, ensuring energy efficiency and modern aesthetics. The kitchen, all bathrooms, and the main floor hardwood have been tastefully updated, along with the on-demand hot water system and the laundry room. The full basement renovation adds to the home's appeal, and the deck, made with no-maintenance materials, is ideal for outdoor entertaining. Additional updates include new garage doors, cedar shakes (est. 2005), and in-floor heating on all tiled areas except the front entrance. The fully landscaped yard offers

a storage shed and an expansive deck, providing a peaceful and private outdoor space. Homes like this are rare and almost never come up for sale in Wedgewood. Don't miss your chance to own this exquisite property and enjoy the benefits of county taxes, large lots, and a welcoming community.