

9229 46A Avenue
Wedgewood, Alberta

MLS # A2166275



\$730,000

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,715 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Front Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-71-6-W6
Exterior:	Stucco	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: N/A

Welcome to this captivating five-bedroom bungalow with a walkout basement, perfectly situated on a corner lot in the desirable Wedgewood neighborhood. Embrace the serene natural surroundings of this meticulously maintained home. Step inside to discover a bright and airy kitchen featuring stainless steel appliances, under-cabinet lighting, a spacious island, and a convenient pantry, all complemented by a cozy dinette. The living room, adorned with elegant hardwood floors, offers a three-sided gas fireplace for added warmth and ambiance. Enjoy peaceful moments on the deck, equipped with Trex decking and dual gas lines for easy outdoor entertaining. The master bedroom is a true retreat with a luxurious five-piece en-suite bathroom, a walk-in closet, and patio doors leading directly to the deck—perfect for savoring your morning coffee. The main floor also includes a well-appointed laundry room, an additional bedroom, and a full bathroom. Downstairs, the walkout basement exudes charm with a generous family room, complete with another gas fireplace. This level also features three cheerful bedrooms, a full bathroom, and ample storage space. Additional highlights include a heated and finished triple-car garage, mature landscaping with a sprinkler system, and the benefits of a wonderful neighborhood with a nearby park and convenient bus routes for children. This home offers both comfort and functionality in a sought-after community.