

4612 93B Street
Wedgewood, Alberta
MLS # A2231203

\$739,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Wedgewood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,550 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | City Lot | | |

| | | | |
|--------------------|-------------------------------------|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | RR1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: HOT TUB . WINDOW COVERINGS

Discover this exceptional 1,520 sq. ft. bungalow with a triple car garage, nestled in a peaceful cul-de-sac in the highly desirable community of Wedgewood. The striking full brick front exterior offers impressive curb appeal from the moment you arrive. Inside, the main floor welcomes you with a warm and spacious layout featuring 3 generous bedrooms and 2 beautifully renovated full bathrooms. The primary suite includes a walk-in closet and a private ensuite for your comfort. The bright living room centers around a cozy fireplace, while the redesigned kitchen—rebuilt just 5 years ago—boasts quartz countertops and a functional design, ideal for both everyday living and entertaining. Main floor laundry, central air conditioning, tile, and hardwood flooring complete this thoughtfully designed level. The fully finished walk-out basement features soaring 10 ft. ceilings, a stunning 3-sided fireplace, 2 more large bedrooms, another recently renovated full bathroom, and a wide-open rec space with a bar that is perfect for entertaining, hobbies, or relaxing with family. Walk out to the lower-level deck and unwind in the hot tub, or enjoy the upper deck that overlooks the yard. The triple attached garage is insulated and finished, paired with an exposed aggregate driveway. The pie-shaped lot is fully fenced and landscaped, with mature poplar trees providing incredible privacy throughout the summer. A rare opportunity to own a move-in-ready home that combines elegance, comfort, and location. Don't miss your chance to live in one of Grande Prairie's most sought-after neighborhoods!