

**4608 93b Street**  
**Wedgewood, Alberta**
**MLS # A2235118**

**\$689,900**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	muni
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

Wedgewood beauty! This raised Bungalow with walkout basement and heated triple car garage looks and shows fantastic from the moment you drive up and walk in the front door! This well thought out floor plan boasts 9' vaulted ceilings upstairs and 10' ceilings down. The main floor features an open concept with a large kitchen space that is designed with an Island, pantry and loads of counterspace. Boasting fabulous new granite countertops, new garburator, and a natural gas stove cooking range. Access to the very large, maintenance-free Dec-Tec deck, where you can enjoy private views of the yard, and BBQ with natural gas line hookup. The living room is finished with a stone fireplace feature wall that provides a great space to enjoy. The master suite has a full ensuite with jetted tub and 4' shower as well as a well fitted walk-in closet. The main floor also boasts an additional bedroom, main bath, main floor laundry and formal dining room. The bathroom sinks have all ben updated & changed. The amazing lower level has three walls with extra large windows to let in the sunlight, heated tile flooring, gas fireplace and a walk out to a large fully fenced landscaped backyard with U/G sprinkler system and huge deck w/concrete pad below. This floor also has 2 more bedrooms and a full bath. In addition to all this, the home has a/c, a triple car heated garage, and home security system. The home also has new blinds, and the furnace & hot water tank are new as well. This really is a great place to call home in Wedgewood! Book your showing today!