



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

9424 Wedgewood Drive N
Wedgewood, Alberta

MLS # A2249510



\$739,000

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | Wedgewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,948 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, On Golf Course | | |

| | | | |
|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RR-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: WINDOW COVERINGS

They say the three rules of real estate are Location, Location, and Location—and this home delivers! Situated in desirable Wedgewood, this charming updated character home backs directly onto the #3 hole of the Grande Prairie Golf & Country Club. Inside, the main floor offers a welcoming entrance, a formal dining area, and a bright kitchen that flows into the cozy living room. The kitchen is amazing with a very large island, gorgeous tile work and granite countertops. Plenty of quality cabinets including some extras; a bonus slide out with outlet to house your coffee maker, a separate and unique drawer for pot lids, plus a handy microwave drawer. Patio doors lead you to your maintenance free deck that has the starts of your outdoor kitchen, with hot & cold taps. The stylish living room boasts a modern tiled gas fireplace and the flooring throughout is fabulous. The main floor also has an office, half bath and laundry. Upstairs you'll find three of the home's four bedrooms, overlooking the dining room below, and a full bath. The spacious primary suite features a luxuriously updated ensuite complete with heated tile flooring, a beautifully tiled walk-in shower with multiple shower heads, duel vanity, and a large free standing soaker tub. As well there is a spacious walk-in closet. Large windows throughout fill the home with natural light, creating a warm and inviting atmosphere. The basement has been developed with a very large entertainment room, a bedroom/flex room, 3 pcs bath, and great storage areas. Enjoy evenings on the back deck, taking in the peaceful golf course view—close to the city, yet with the benefit of county taxes. You could have your own garden shed that could be part of the purchase to park your golf cart in as the shed has an overhead door. Recent renovations have given this home a fresh, modern feel,

and with a newer furnace as well as having AC, it's truly move-in ready! Don't miss out on this fantastic property—schedule your viewing today!