

**9646 Wedgewood Drive S**  
**Wedgewood, Alberta**

**MLS # A2254904**



**\$735,500**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Soaking Tub		

**Inclusions:** Blinds, Generator, AC, GDO + Remote, Tv's Mounts, Shed

Beautifully renovated bungalow in Wedgewood! This move-in ready home offers four bedrooms, perfect for families or working from home. Enjoy the fully UPDATED KITCHEN that opens to a bright living and dining area, ideal for entertaining. The primary suite features a LUXURIOUS spa-style ensuite, and the finished walk-out basement adds even more flexible living space. RECENT UPDATES include a NEW KITCHEN , ALL NEW BATHROOMS, NEW ROOF, A/C, NEW FURNACE , NEW HOT WATER TANK, and more &mdash; giving you peace of mind for years to come. Step outside to your private, treed backyard oasis and take in the quiet Wedgewood surroundings close to parks, trails, and the golf course. ? STYLISH. UPDATED. TURNKEY. Don&rsquo;t miss your chance to see this beautiful home &mdash; book your private showing today!