



DON'T GAMBLE WITH YOUR HOME.
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9533 Wedgewood Drive South
 Wedgewood, Alberta

MLS # A2160853



\$835,500

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,685 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind, L		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Luxurious Modern Bungalow!!! Discover refined living in this newly renovated bungalow, perfectly situated in the sought-after Wedgewood subdivision. This home offers a seamless blend of modern luxury and a classic timeless character appeal. The open-concept design features large windows that frame and showcase the serene backyard, seamlessly integrating indoor and outdoor living. The thoughtfully designed layout includes a master suite and an additional bedroom in the walk-out basement, providing a private retreat. On the main floor, enjoy a spacious bedroom and a versatile room ideal for an office or additional guest accommodations. With two full bathrooms and one half bath, every space is thoughtfully appointed with high-end finishes. The home features two convenient laundry rooms—one on each floor—enhancing everyday ease. Comfort is assured year-round with a new state of the art boiler and air conditioner unit. The heated double-car garage adds an extra touch of convenience and sophistication. Backing onto a picturesque wooded area, this property offers unmatched privacy with no rear neighbors, creating a tranquil oasis in an exceptional location. Discover a serene retreat in this charming home, offering a peaceful sanctuary away from the hustle and bustle of daily life. Nestled in a perfect setting, this property provides an escape with its calming ambiance and relaxing atmosphere, allowing you to unwind and rejuvenate in complete comfort. Schedule a showing today to experience its timeless appeal firsthand.