



DON'T GAMBLE WITH YOUR HOME.
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**9326 Wedgewood Drive
 Wedgewood, Alberta**

MLS # A2170411



\$499,900

Division:	Wedgewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,032 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Interlock		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR-1
Foundation:	Wood	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters		

Inclusions: N/A

VACANT AND IMMEDIATE POSSESSION!!! This home is located in Wedgewood Estates and backs onto the Grande Prairie Golf Course and Country Club!!! This 4-level split home has 3 bedrooms and 3 bathrooms and is 2032 sq ft and FULLY developed on all 4 levels. The kitchen has newer bright white cabinets with dark countertops, stainless steel appliances, an island with an eating bar, and a nice breakfast nook that overlooks the Golf course. There is also a formal dining area and a large living room with gorgeous hardwood floors. The upper level has the primary suite with a huge walk-in closet and a 3 piece ensuite, bedroom 2 / 3, and a full bathroom with laundry. The 3rd level has a nice family room with a gas fireplace, access to the backyard, and a 3 piece bathroom. The 4th level is also developed and would be a nice playroom or home gym and there is a storage/wine room. The garage is 24 x 24 and insulated and boarded. The yard is landscaped and has lots of mature trees in the back, an underground sprinkler system, huge deck in the back with a very nice view of the golf course. The home interior was freshly painted in July 2024. **DON'T FORGET CHEAPER COUNTY TAXES!!!** Book your showing today!!