

# **\$609,900 - 1168 Wedgewood Boulevard, Edmonton**

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MLS® #E4438474

**\$609,900**

5 Bedroom, 3.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Welcome to this beautifully renovated 5-bedroom, 3-bathroom bi-level home, offers plenty of living space in the sought-after community of Wedgewood Heights (main level 1400 sqft, lower level 1313 sqft). This corner-lot gem boasts a new modern kitchen. Step into an airy and inviting space with vaulted ceilings and newly installed flat ceilings with sleek LED potlights, creating a bright and contemporary ambiance. The exterior has been fully updated with stylish acrylic stucco, new exterior door, and upgraded modern lighting. Enjoy the outdoors on the new composite deck, perfect for summer gatherings. The fully finished lower level provides additional living space, making this home ideal for families of all sizes. Heated double garage. Quick access to Anthony Henday Dr. ensures a seamless commute, while nearby schools, shopping, and parks add to the convenience. Take a stroll to the ravine and enjoy the natural beauty just steps from your door.

Built in 1993

## **Essential Information**

MLS® #	E4438474
Price	\$609,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1168 Wedgewood Boulevard
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2L5

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Television Connection, Tennis Courts, Vaulted Ceiling, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Tree
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 25th, 2025
Days on Market	22
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually



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