



## Edmonton Alberta

\$579,888

RARE OPPORTUNITY IN WEDGEWOOD! Elegant 2-storey, 4-bedroom home with timeless design, abundant natural light, a serene setting in a safe no-thru-traffic community near the Henday. Vaulted ceilings and new windows brighten living and dining areas; kitchen features updated cabinetry and SS appliances overlooking a cozy family room with a heart of the house gas fireplace. Upstairs: primary suite with his & hers walk-in closets and 4-pc ensuite, two bedrooms and full bath. Finished basement offers a large rec area, guest bedroom, and 3-pc bath. Outdoors: mature trees, newer cedar deck with pergola, cobblestone patio, and stone landscaping. Upgrades include Lux aluminum fir clad triple-pane windows (22k 2024), Fireplace Xtrordinair w/ cast-ironed doors (9k 2020), cedar deck (2022), granite countertops in bathrooms (2022), fridge (2024), and HWT (2017). Steps to Wedgewood Ravine and central park with courts, playgrounds, and trails--a well-cared-for home in one of SW Edmonton's most desirable communities! (id:6769)

Bedroom 4 3.6 m X 4.23 m  
Living room 6.26 m X 4.09 m  
Dining room 4.58 m X 2.7 m  
Kitchen 4.26 m X 3 m  
Family room 4.24 m X 4.54 m

Den 2.84 m X 2.73 m  
Laundry room 1.67 m X 1.56 m  
Primary Bedroom 3.59 m X 4.2 m  
Bedroom 2 4.18 m X 2.66 m  
Bedroom 3 4.69 m X 2.57 m

Listing Presented By:



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