



## Edmonton Alberta

\$1,475,000

Rare Lot in Prestigious Wedgewood Estates. Opportunities like this don't come along often-welcome to one of the largest and most private lots in exclusive Wedgewood Estates. Set on a breathtaking 1.16-ACRE treed lot backing directly onto the tranquil Wedgewood Ravine, this property offers an unparalleled connection to nature in a peaceful, park-like setting. Towering trees, expansive green space, & ravine views create a secluded retreat perfectly located just minutes from all the essentials. The 2,592 sq.ft home is thoughtfully positioned to take full advantage of its surroundings, w/ oversized windows, 2 wood-burning fireplaces, & a spacious redwood deck that invites you to enjoy the serenity of the outdoors. The main flr offers an open living/dining rm featuring gorgeous stone F/P, cozy family rm, 3 PC, kitchen w/peninsula island & eating nook. Upstairs find a huge primary suite w/ renovated ensuite (2023), 2 spacious add'l bdrms & 4 PC bath. Don't miss your chance to secure a slice of ravine paradise. (id:6769)

Recreation room 5.94 m X 4.2 m

Laundry room 4.11 m X 3.41 m

Living room 4.4 m X 3.57 m

Dining room 4.38 m X 3.54 m

Kitchen 3.54 m X 3.44 m

Family room 5.61 m X 4.37 m

Breakfast 1.91 m X 1.71 m

Primary Bedroom 5.21 m X 2.97 m

Bedroom 2 5.28 m X 3.56 m

Bedroom 3 5.28 m X 3.58 m

Bonus Room 7.18 m X 3.6 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.robleishman.com/>

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)