

\$730,000 - 9311 Wedgewood Drive S, Wedgewood

MLS® #A2247125

\$730,000

5 Bedroom, 4.00 Bathroom, 2,289 sqft

Residential on 0.20 Acres

Wedgewood, Wedgewood, Alberta

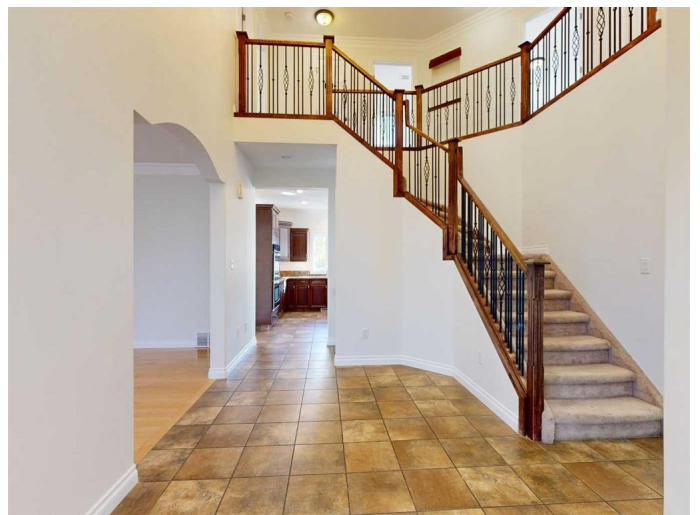
Prepare to be captivated by this exquisite, custom-built residence offering 2,200+ sq ft of unparalleled elegance and comfort in the sought-after community of Wedgewood.

Step through a regal entrance featuring a stunning tiled foyer and a dramatic staircase highlighted by an intricate wrought iron railing. The main level invites relaxation and entertaining with a formal living room centered around a cozy gas fireplace and showcasing hardwood flooring.

The heart of the home is the chef's kitchen, a culinary dream equipped with: granite countertops, two built-in wall ovens, flat top stove, sleek under-cabinet lighting, practical eating bar, and stainless steel appliances.

An adjacent, bright dining area flows seamlessly through to the large deck and backyard, perfect for memorable gatherings. Convenience is key with valuable main floor office space, a dedicated laundry area with sink & ample countertops and separate, 2-piece powder room.

Ascend to the upper level to discover the lavish primary bedroom, a true sanctuary featuring its own gas fireplace for a touch of romance. The suite includes a huge walk-in, customized closet offering exceptional storage and organization. The accompanying luxurious spa-inspired ensuite offers the ultimate in relaxation with a jetted tub, a tiled, jetted shower, double sinks and a private water closet. Main bathroom, hall closets and three spacious additional bedrooms complete the



upper floor, providing ample space for family or guests.

The fully developed basement is an entertainer's paradise, boasting a stylish entertainment bar, large, private fifth bedroom with a roomy closet, and well-appointed full bathroom.

For year-round comfort, both the basement and the oversized double garage feature in-floor heating. For the summer heat, there is air conditioning to help you stay cool. Interior was just freshly painted making it truly move-in ready. This home isn't just a house; it's a lifestyle, offering grandeur living at a truly reasonable price. Don't miss the chance to make it yours!

Built in 2008

Essential Information

MLS® #	A2247125
Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,289
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9311 Wedgewood Drive S
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta

Postal Code T8W 2G6

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 6

Parking Double Garage Attached, As Paved See Remarks

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Tankless Hot Water, Closet Organizers, Granite Counters, Jetted Tub, See Remarks, Soaking Tub, Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Great Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Front Yard, Landscaped, Lawn, Irregular Lot

Roof Cedar Shake

Construction Brick, Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

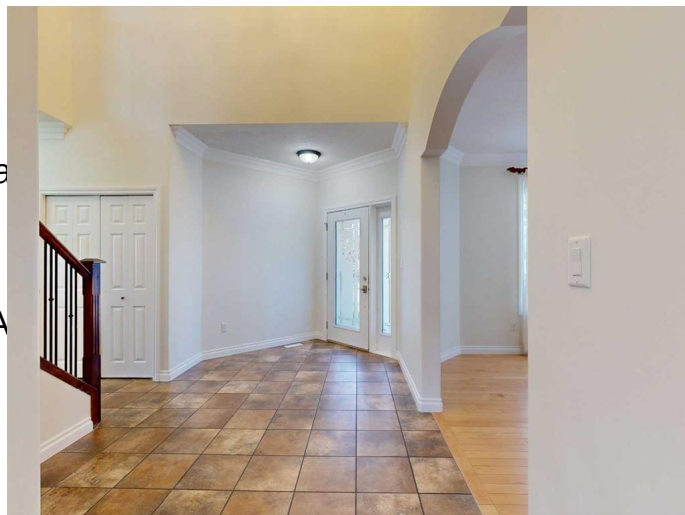
Date Listed October 14th, 2025

Days on Market 17

Zoning RR-1

Listing Details

Listing Office Royal LePage - The Realty Group



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