

\$1,050,000 - 9333 46 Avenue, Wedgewood

MLS® #A2253008

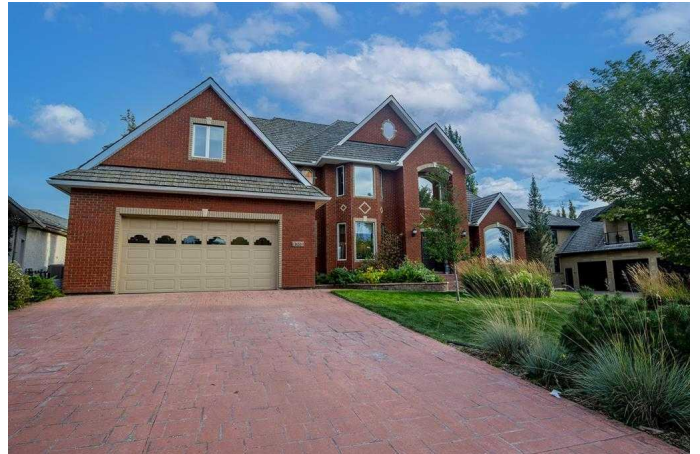
\$1,050,000

5 Bedroom, 5.00 Bathroom, 3,130 sqft

Residential on 0.55 Acres

Wedgewood, Wedgewood, Alberta

STUNNING EXECUTIVE ACREAGE, that's the perfect fit for your lifestyle! Super spacious 5 bed + office 2 storey on a prime and private 0.55 ac Wedgewood lot, no rear neighbors and backs onto a serene ravine. Masterpiece brick-faced home with paved driveway, maximum curb appeal and a landmark in the neighborhood. Jaw-dropping view as soon as you step in, craftsman-style beams on vaulted ceilings with trim, scraped hardwood throughout and wall-to-wall windows to light it all up! Newly built custom chef kitchen with the walnut block island, super classy cabinetry and built-in premium appliances. Living room masonry fireplace with custom built-ins and book shelves. Need more room? Spacious office easily converts to main level bedroom! Upper level has 4 beds, including master with private balcony, walk-in closet, 5pc ensuite with double vanity! Also a nice den/hobby room that easily converts to another office. Newly renovated basement with bar, bedroom with WIC and family room ready for a theatre setup. Double garage with double-deep bay to fit 3 vehicles and fully finished. And that backyard! Amazing all-custom outdoor entertaining area with timber pergola on free-form deck, stone firepit feature, stone patio and paths, and a matching timber and shake shed to enjoy the beautiful view of the ravine fronting Bear Creek just beyond! All on a prime Wedgewood lot minutes away from schools, shopping and 2 golf courses, while you enjoy sweet low county taxes.



Built in 2001

Essential Information

MLS® #	A2253008
Price	\$1,050,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,130
Acres	0.55
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9333 46 Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W2G7

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Interlocking Driveway
# of Garages	6

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Suspended Ceiling
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Treed
Roof	Cedar Shake
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2025
Days on Market	5
Zoning	rr1

Listing Details

Listing Office	Real Broker
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