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

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 Tre

Roof Cedar Shakes

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

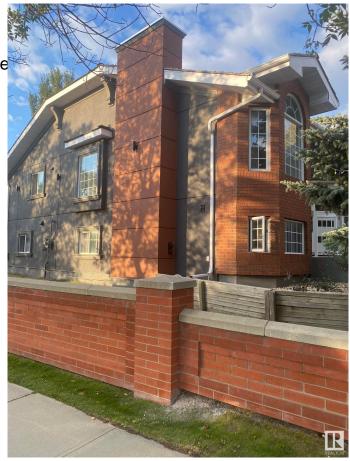
Date Listed May 25th, 2025

Days on Market 40

Zoning Zone 20

HOA Fees 350

HOA Fees Freq. Annually



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 7:02am MDT