

\$1,395,000 - 309 Weaver Point(e), Edmonton

MLS® #E4443726

\$1,395,000

3 Bedroom, 3.50 Bathroom, 4,398 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Extraordinary opportunity awaits in prestigious Wedgewood! This breathtaking 4,398 sq.ft. **RENOVATED** 2-storey walkout backs directly onto the ravine, offering unmatched privacy & natural beauty. Be immediately captivated by elegant stained glass accents leading from the grand living rm into a refined formal dining area. The showstopping chef's kitchen features stunning ravine views, a walk-in pantry, & a bright breakfast nook w/ patio access. The family rm exudes warmth w/ rich wood paneling & a cozy F/P—an inviting space to unwind. Upstairs, the luxurious primary retreat is a true sanctuary w/ F/P, custom built-ins, walk-in closet, & a spa-inspired ensuite w/ stand-alone shower. 2 additional bdrms, a loft, bonus rm, & convenient laundry complete the upstairs. The **WALKOUT** bsmt is an entertainer's dream—offering a sprawling rec rm w/ wet bar, F/P, & walkout patio, plus a dedicated lap pool/ hot tub rm & full bath. A rare gem with tons of upgrades—don't miss your chance to make it yours!

Built in 1989

Essential Information

MLS® #	E4443726
Price	\$1,395,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,398
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	309 Weaver Point(e)
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2J4

Amenities

Amenities	Air Conditioner, Deck, Hot Water Instant, No Smoking Home, Parking-Extra, Patio, Pool-Indoor, Skylight, Walkout Basement, Wet Bar
Parking	Triple Garage Attached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 21st, 2025
Days on Market	78
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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