

# \$639,900 - 9226 50 Avenue, Wedgewood

MLS® #A2190670

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,875 sqft  
Residential on 0.18 Acres

Wedgewood, Wedgewood, Alberta

This gorgeous home in the highly sought-after Wedgewood neighborhood is the epitome of style and elegance. The jaw-dropping chef's kitchen features a huge butcher block island, honed granite countertops, solid maple cabinetry with soft close hardware, gas stove, brand new double wall oven, 64-inch fridge/freezer and built in microwave. The carpentry work in the living room must be seen to be appreciated: custom bookcases, distinguished crown moldings on the walls and ceilings, and a one-of-a-kind staircase leading to the second floor. Upstairs, you'll find two bedrooms and a bathroom, plus a primary bedroom with walk-in closet and giant ensuite bathroom showcasing a claw tub, luxury hotel-style glass shower, and space for a makeup table with custom lighting. The finished basement has a huge family room, more storage, and a fourth bedroom with its own ensuite and walk in closet. Expand your living space even further in the summer on a uniquely designed and newly restored 36-foot maintenance-free deck overlooking a resort-like backyard with a perennial garden, tranquil pond, and mature trees, all fully fenced-in for peace of mind. Enjoy County taxes, city services, access to natural walking trails, all within a stone's throw of the city limits. Book your tour today!

Built in 1990

## Essential Information



MLS® #	A2190670
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,875
Acres	0.18
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9226 50 Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 2G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Interlocking Driveway
# of Garages	2
Waterfront	Pond

### **Interior**

Interior Features	Crown Molding, Granite Counters, Kitchen Island, See Remarks, Bookcases
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	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 Landscaped, Treed  
Roof Shake  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed January 28th, 2025  
Days on Market 45  
Zoning RR-1

## Listing Details

Listing Office RE/MAX Grande Prairie

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