

9646 Wedgewood Drive S
Grande Prairie, Alberta

MLS # A2254904



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	RR-1
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: BBQ, Teak Wall Unit, Blinds, Generator, AC, GDO + Remote, Lower Deck Heater, Patio Furniture On Upper Deck, Patio Chairs On Lower Deck, 2 Tv's + Mounts, Shed

Welcome to this beautifully updated bungalow located in the highly sought-after neighborhood of Wedgewood. Offering the perfect combination of comfort, style, and functionality, this home features three spacious bedrooms plus a dedicated office, making it ideal for families or those who work from home. With two full bathrooms and a convenient half bath of the kitchen, there's plenty of space for everyone. The heart of the home is the fully renovated kitchen, which flows seamlessly into the bright and open living and dining area — perfect for entertaining. The primary suite is a true retreat, complete with a massive, luxurious ensuite that feels like your own private spa. Downstairs, the fully finished walk-out basement offers even more living space, ideal for a rec room, or home gym Step outside to your private, treed-in backyard — a peaceful oasis that offers both beauty and privacy year-round. The home has been extensively updated, including the kitchen, bathrooms, roof, air conditioning, furnace, water tank, and more, providing comfort and peace of mind for years to come. Nestled in a quiet and established area, this home is close to parks, trails, golf course and all the amenities Wedgewood is known for. This is a rare opportunity to own a turnkey home in one of the city's most desirable neighborhoods. Don't miss out — schedule your private showing today!