

# \$679,900 - 4604 94 Street, Wedgewood

MLS® #A2215415

**\$679,900**

4 Bedroom, 4.00 Bathroom, 2,556 sqft

Residential on 0.28 Acres

Wedgewood, Wedgewood, Alberta

This Wedgewood Home is 2556 sq ft that backs onto a serene wooded ravine and features a landscaped yard, developed basement, and a heated triple garage with extra RV parking. Step inside to a bright, open layout flooded with natural light through south facing windows. The kitchen boasts stainless steel appliances, an island with counter top stove, tile backsplash, ample cabinetry, generous counter space, and a walk-in pantry. The balance of the main floor offers a spacious family room with gas fireplace, formal dining area, a convenient den with glass doors, half bath, and a laundry room complete with sink and cabinetry. Upstairs, retreat to your massive primary suite featuring a three-sided fireplace, jetted tub, walk-in closet, and a private balcony. Two additional large bedrooms and a full bathroom complete the upper level. Two story high ceilings in foyer and den creates an open feeling. The fully finished basement is designed for both relaxation and entertainment, with a large family room, bar area, workout space, gas fireplace, bedroom, and full bathroom. Enjoy year-round comfort with a heated triple garage, and entertain with ease in the large backyard complete with a large 2 year old deck, fire pit, sitting area, a previously used rock fish pond area, sprinkler system, and picturesque ravine views. Contact your real estate professional for private viewing.

Built in 1998



## Essential Information

MLS® #	A2215415
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,556
Acres	0.28
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4604 94 Street
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Master Bedroom, Three-Sided
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	Irregular Lot
Roof	Shake
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	49
Zoning	RR-1

## Listing Details

Listing Office	Royal LePage - The Realty Group
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