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4604 94 Street
Wedgewood, Alberta

MLS # A2215415



\$679,900

Division:	Wedgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,556 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Central Vacuum, Kitchen Island, See Remarks		

Inclusions: Fridge (as is, water doesn't work), wall oven, counter top stove (as is, top cracked), microwave, dishwasher, stacking washer and dryer, garburator, trash compactor (as is), bar fridge, gun cabinet, wood shelve unit in den and family room, all window coverings except curtains in dining nook and bedrooms 2 and 3 on second floor, vacuum system with attachments, water softener (as is), built in sound system speakers, garage heater, sprinkler system (as is), three garage door openers and two remotes. Stationary bike, tread mill, two weight stands, and grey bench in basement.

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.