

# \$750,000 - 9646 Wedgewood Drive S, Grande Prairie

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MLS® #A2254904

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.18 Acres

NONE, Grande Prairie, Alberta

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 â€” schedule your private showing today!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254904    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,439       |
| Acres          | 0.18        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9646 Wedgewood Drive S |
| Subdivision | NONE                   |
| City        | Grande Prairie         |
| County      | Grande Prairie         |
| Province    | Alberta                |
| Postal Code | T8W 2G5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Soaking Tub                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                    |



|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | No Neighbours Behind       |
| Roof              | Asphalt Shingle            |
| Construction      | Brick                      |
| Foundation        | Piling(s)                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | RR-1                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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