

## **\$615,000 - 1144 Wedgewood Boulevard, Edmonton**

MLS® #E4465202

**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Located just steps from the ravine, walking trails, tennis courts, and the community park, this open concept 4-bed, 3-bath family home in Wedgewood Ravine combines comfort and style. Inside, soaring vaulted ceilings and a thoughtful design create a bright, inviting space. The chef's kitchen features granite countertops, luxury appliances, a large center island, and plenty of cabinetry w/undermount lighting. The kitchen opens onto a spacious deck and beautifully maintained private backyard, perfect for relaxing or entertaining. Upstairs, the primary suite offers a luxurious ensuite with dual sinks and a walk-in tiled shower, while two additional bedrooms and a full bath complete the level. The lower level features a cozy family room with a gas fireplace, another bedroom, and a full bath. The basement includes a bright rec room and a large laundry room. Experience the comfort of air conditioning, the convenience of central vac, and the practicality of a double attached garage. This home is move in ready.

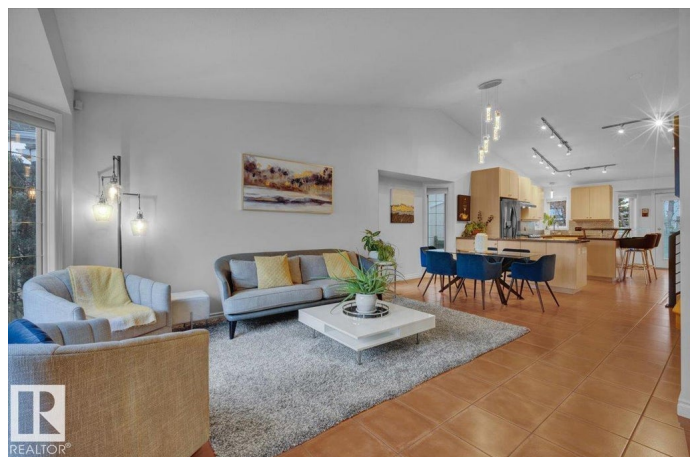
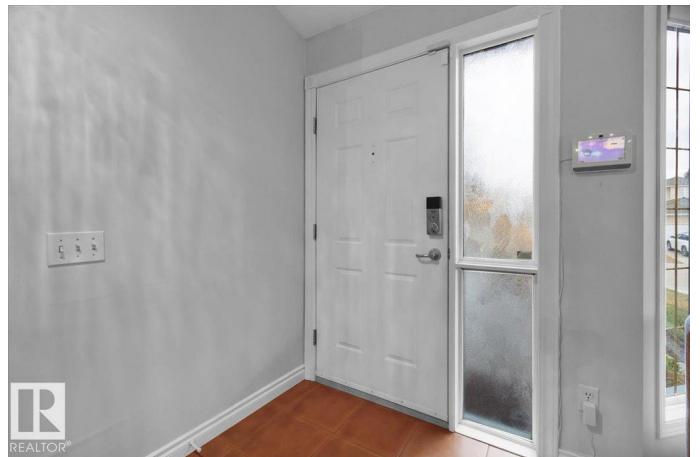
Built in 1994

### **Essential Information**

MLS® # E4465202

Price \$615,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,425                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1144 Wedgewood Boulevard |
| Area        | Edmonton                 |
| Subdivision | Wedgewood Heights        |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6M 2L5                  |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Tennis Courts, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                   |
| Stories           | 4                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Michael A. Kostek School |
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Zoning         | Zone 20            |
| HOA Fees       | 350                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 8th, 2025 at 5:32pm MST