# \$1,349,000 - 309 Weaver Point(e), Edmonton

MLS® #E4443726

\$1,349,000

5 Bedroom, 3.50 Bathroom, 4,398 sqft Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Extraordinary opportunity awaits in prestigious Wedgewood! This breathtaking 4,398 sq.ft. RENOVATED 2-storey walkout backs directly onto the ravine, offering unmatched privacy & natural beauty. Be immediately captivated by elegant stained glass accents leading from the grand living rm into a refined formal dining area. The showstopping chef's kitchen features stunning ravine views, a walk-in pantry, & a bright breakfast nook w/ patio access. The family rm exudes warmth w/ rich wood paneling & a cozy F/Pâ€"an inviting space to unwind. Upstairs, the luxurious primary retreat is a true sanctuary w/ F/P, custom built-ins, walk-in closet, & a spa-inspired ensuite w/ stand-alone shower. 3 additional bdrms, a loft & convenient laundry complete the upstairs. The WALKOUT bsmt is an entertainer's dreamâ€"offering a sprawling rec rm w/ wet bar, F/P, & walkout patio, plus a dedicated lap pool/ hot tub rm, bedroom & full bath. A rare gem with tons of upgradesâ€"don't miss your chance to make it yours!







Built in 1989

### **Essential Information**

MLS® # E4443726 Price \$1,349,000 Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 4,398

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 309 Weaver Point(e)

Area Edmonton

Subdivision Wedgewood Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 2J4

#### **Amenities**

Amenities Air Conditioner, Deck, Hot Water Instant, No Smoking Home,

Parking-Extra, Patio, Pool-Indoor, Skylight, Walkout Basement, Wet Bar

Parking Triple Garage Attached

Has Pool Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Countertop Electric, Washer, Window Coverings, Oven

Built-In-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Through

Road, Park/Reserve, Playground Nearby, Public Transportation, Ravine

View, Schools, Shopping Nearby

Roof Metal

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 21st, 2025

Days on Market 133

Zoning Zone 20

HOA Fees 350

HOA Fees Freq. Annually

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