\$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 136

Zoning Zone 20

HOA Fees 350

HOA Fees Freq. Annually

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