

# **\$1,495,000 - 309 Weaver Point(e), Edmonton**

MLS® #E4443726

**\$1,495,000**

3 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/P—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. 2 additional bdrms, a loft, bonus rm, & convenient laundry complete the upstairs. The **WALKOUT** bsmt is an entertainer's dream—offering a sprawling rec rm w/ wet bar, F/P, & walkout patio, plus a dedicated lap pool/ hot tub rm & full bath. A rare gem with tons of upgrades—don't miss your chance to make it yours!

Built in 1989

## **Essential Information**

MLS® #	E4443726
Price	\$1,495,000



Bedrooms	3
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	33
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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