

# **\$1,475,000 - 14 Wedgewood Crescent, Edmonton**

MLS® #E4443122

**\$1,475,000**

3 Bedroom, 3.00 Bathroom, 2,593 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Rare Lot in Prestigious Wedgewood Estates. Opportunities like this don't come along often-welcome to one of the largest and most private lots in exclusive Wedgewood Estates. Set on a breathtaking 1.16-ACRE treed lot backing directly onto the tranquil Wedgewood Ravine, this property offers an unparalleled connection to nature in a peaceful, park-like setting. Towering trees, expansive green space, & ravine views create a secluded retreat perfectly located just minutes from all the essentials. The 2,592 sq.ft home is thoughtfully positioned to take full advantage of its surroundings, w/ oversized windows, 2 wood-burning fireplaces, & a spacious redwood deck that invites you to enjoy the serenity of the outdoors. The main flr offers an open living/dining rm featuring gorgeous stone F/P, cozy family rm, 3 PC, kitchen w/peninsula island & eating nook. Upstairs find a huge primary suite w/ renovated ensuite (2023), 2 spacious add'l bdrms & 4 PC bath. Don't miss your chance to secure a slice of ravine paradise.

Built in 1963

## **Essential Information**

MLS® # E4443122

Price \$1,475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,593                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14 Wedgewood Crescent |
| Area        | Edmonton              |
| Subdivision | Wedgewood Heights     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2N4               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Fire Pit, Hot Tub, Patio, Skylight, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Through Road, Park/Reserve, |

Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 20         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 5:47pm MDT