

## \$800,000 - 168 Weaver Drive, Edmonton

MLS® #E4435279

**\$800,000**

5 Bedroom, 3.50 Bathroom, 2,786 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Welcome home to this custom built, meticulously maintained, family home located in the lovely neighbourhood of Wedgewood Heights. The spacious main floor offers beautiful hardwood floors, ceramic tile and an abundance of windows. The large kitchen has stainless steel appliances, walk in pantry and plenty of cabinet and counter space. There are 2 living room areas, a spacious dining room perfect for entertaining, a breakfast nook and a bedroom or office on the main floor. In addition the laundry is conveniently located on the main level. Upstairs you will find 3 spacious bedrooms with the primary offering a large ensuite and walk in closet. Downstairs has an additional living room, bedroom, 4 pc bathroom, office and flex room. The professionally landscaped backyard is your perfect summer retreat. This home is steps away from the park, tennis courts, walking trails and the ravine. Conveniently located close to the Anthony Henday, transit and amenities.

Built in 1990

### Essential Information

MLS® # E4435279

Price \$800,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,786
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	168 Weaver Drive
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2K3

### Amenities

Amenities	Deck, Gazebo, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	30
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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