

## \$950,000 - 306 Weaver Point(e), Edmonton

MLS® #E4436444

**\$950,000**

4 Bedroom, 3.50 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

WHAT CAN ONLY BE DESCRIBED AS THE PERFECT FAMILY HAVEN... RAVINE WRAPPED & RARELY FOUND! Quiet cul-de-sac, MASSIVE lot, 4 doors from ravine trails, 2 from Wedgewood Park/sledding hill. WELCOME HOME. Timeless layout, thoughtfully redesigned w/ countless updates. Grand front office, sunken family room w/ 24 ft VAULTED ceilings + wood-burning fireplace, & BRIGHT kitchen overlooking your private backyard retreat! Spacious dining, oversized living room—flowing design ideal for entertaining. Upstairs, the primary suite is a DREAM: 5-pce spa ensuite, W/I closet & private from other bedrooms. Finished basement w/ theatre room = family movie nights! UPDATES GALORE: new triple pane windows, new floors on ALL 3 levels, new paint in & out (elastomeric exterior!), new lighting, updated bathrooms, replaced all Poly-B plumbing. OVERSIZED heated TRIPLE garage w/ drain & polyaspartic floor. A/C, heated floors (main/basement/ensuite), cement tile roof, TELUS fiber connected...this is the one!

Built in 1991

### Essential Information

MLS® # E4436444

Price \$950,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,691                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 Weaver Point(e) |
| Area        | Edmonton            |
| Subdivision | Wedgewood Heights   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2J4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 6   |
| Parking        | Heated, Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks, Oven Built-In-Two, Garage Heater |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Concrete Tiles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 20        |
| HOA Fees       | 350            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on May 18th, 2025 at 6:32pm MDT