

# **\$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**

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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	18
Zoning	Zone 20

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Listing information last updated on July 7th, 2025 at 6:02pm MDT