

**4622 93A Street  
Wedgewood, Alberta**

**MLS # A2277942**



## \$899,000

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,116 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This spacious, custom-built home showcases exceptional craftsmanship and high-quality finishes throughout, starting with an ICF block foundation, rich hardwood floors, and heated tile flooring in the kitchen and bathrooms. The thoughtfully designed main floor features a stunning chef's kitchen with granite countertops, a formal dining room, an inviting living room with fireplace, a dedicated office, and a beautiful primary bedroom complete with a large walk-in closet and a luxurious ensuite offering a tiled walk-in shower and relaxing soaker tub. Above the heated triple-car garage is a fully finished loft with its own bathroom, perfect for guests, a studio, or additional living space. The fully developed basement is ideal for entertaining, boasting a wet bar, two bedrooms with a Jack-and-Jill bathroom, a spacious recreation area with projector, and an additional large den perfectly suited for a home gym. Outside, the immaculate yard is enhanced by a brand-new irrigation system, elegant water fountain, a large separate RV parking pad on the north side of the home, and a covered deck at the back for year-round enjoyment. Complete with central air conditioning and central vacuum, this impressive property is truly a must-see, offering countless features and qualities that must be experienced in person to be fully appreciated.