

\$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	17
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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