

## \$1,100,000 - 112 Weaver Drive, Edmonton

MLS® #E4449124

**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 3,185 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Set in the sought-after community of Wedgewood Heights, this beautifully finished home combines elegant design with everyday comfort, all just steps from Edmonton's scenic ravine trails. The main floor showcases hardwood flooring, recessed lighting, an updated kitchen with quartz counters, white cabinetry, SS appliances, & a large island with breakfast bar. A double-sided fireplace connects the living & dining rooms, while the open office impresses with tray ceilings & grand pillars. The main-floor primary suite features a W/I closet & luxurious ensuite, with a mudroom, laundry, & powder room completing the level. Upstairs offers 3 spacious bedrooms, a 5-piece bath, & a bright bonus/flex space open to below. The finished basement includes a rec room, gym, full bath, bedroom, & a versatile office that could easily serve as a guest room, hobby area, or theatre. Additional features include central A/C, built-in Vacuflo, & irrigation. Surrounded by mature trees, in a quiet & established neighbourhood.

Built in 1990

### Essential Information

MLS® #	E4449124
Price	\$1,100,000
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,185
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	112 Weaver Drive
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2J3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck
Parking Spaces	7
Parking	Front Drive Access, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael A Kostek
Middle	S Bruce Smith
High	Jasper Place/Oscar Romero

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	2
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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