

# **\$579,888 - 1060 Wedgewood Boulevard, Edmonton**

MLS® #E4465045

**\$579,888**

4 Bedroom, 3.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

## **RARE OPPORTUNITY IN WEDGEWOOD!**

This elegant 2-storey blends timeless design, abundant natural light & a serene, family-friendly setting in a safe, no-thru-traffic community minutes from Wedgewood Ravine & the Henday. Soaring vaulted ceilings & new windows brighten the formal living & dining areas, while the refreshed kitchen offers updated cabinetry, tile backsplash & stainless-steel appliances overlooking a welcoming family room anchored by an upgraded luxury gas fireplace. The main floor bedroom adds versatility for guests or a home office. Upstairs, the primary suite features a walk-in closet & 4-pc ensuite, joined by two additional bedrooms & a full bath. The finished basement expands your space with a large recreation area, guest bedroom & 3-pc bath. Outdoors, enjoy mature trees, a spacious deck, cobblestone patio & manicured landscaping. Steps to parks, trails & Wedgewood's central park with courts, playgrounds & ravine paths—a well-cared-for home in one of SW Edmonton's most desirable communities!

Built in 1993

## **Essential Information**

MLS® #                      E4465045

Price                         \$579,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,922                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1060 Wedgewood Boulevard |
| Area        | Edmonton                 |
| Subdivision | Wedgewood Heights        |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6M 2L6                  |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Deck, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Glass Door, Remote Control                                                 |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Michael A. Kostek School |
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place School      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 20            |
| HOA Fees       | 350                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 12th, 2025 at 9:47am MST