

\$1,395,000 - 309 Weaver Point(e), Edmonton

MLS® #E4443726

\$1,395,000

3 Bedroom, 3.50 Bathroom, 4,398 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

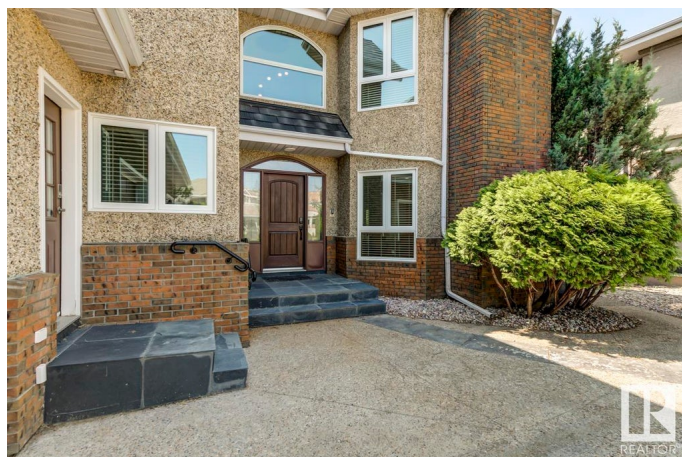
Extraordinary opportunity awaits in prestigious Wedgewood! This breathtaking 4,398 sq.ft. RENOVATED 2-storey walkout backs directly onto the ravine, offering unmatched privacy & natural beauty. Be immediately captivated by elegant stained glass accents leading from the grand living rm into a refined formal dining area. The showstopping chef's kitchen features stunning ravine views, a walk-in pantry, & a bright breakfast nook w/ patio access. The family rm exudes warmth w/ rich wood paneling & a cozy F/P—an inviting space to unwind. Upstairs, the luxurious primary retreat is a true sanctuary w/ F/P, custom built-ins, walk-in closet, & a spa-inspired ensuite w/ stand-alone shower. 2 additional bdrms, a loft, bonus rm, & convenient laundry complete the upstairs. The WALKOUT bsmt is an entertainer's dream—offering a sprawling rec rm w/ wet bar, F/P, & walkout patio, plus a dedicated lap pool/ hot tub rm & full bath. A rare gem with tons of upgrades—don't miss your chance to make it yours!

Built in 1989

Essential Information

MLS® # E4443726

Price \$1,395,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 4,398 |
| Acres | 0.00 |
| Year Built | 1989 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 309 Weaver Point(e) |
| Area | Edmonton |
| Subdivision | Wedgewood Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 2J4 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Hot Water Instant, No Smoking Home, Parking-Extra, Patio, Pool-Indoor, Skylight, Walkout Basement, Wet Bar |
| Parking | Triple Garage Attached |
| Has Pool | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof | Metal |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 68 |
| Zoning | Zone 20 |
| HOA Fees | 350 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 28th, 2025 at 1:47am MDT