

## \$1,798,000 - 321 Weaver Point, Edmonton

MLS® #E4425038

**\$1,798,000**

4 Bedroom, 5.50 Bathroom, 4,618 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

This exceptional home is tucked at the end of a prestigious cul-de-sac, backing the serene Wedgewood Ravine. Offering 6,500 sqft of luxury living, it features 4 bedrooms, 6 bathrooms, and a beautiful garden-level walkout. Thoughtful interior and exterior renovations blend modern sophistication with timeless design. The open-concept layout is filled with natural light, showcasing soaring ceilings, hardwood floors and elegant living spaces. A well-appointed kitchen, inviting family and living rooms, wet bar and formal dining area create the perfect setting for entertaining. The oversized primary suite offers scenic ravine views, walk-in closet, and spacious ensuite. Each bedroom boasts an ensuite and walk-in closet, ensuring comfort for family and guests. The walkout leads to a lush, private backyard oasis surrounded by mature trees and ravine views. A triple-plus garage completes this impressive home. Located in one of Edmonton's most desirable communities with a rare blend of space, privacy and elegance.

Built in 1990

### Essential Information

MLS® # E4425038

Price \$1,798,000



Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,618
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	321 Weaver Point
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2J4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Patio, Sauna; Swirlpool; Steam, Walkout Basement, HRV System
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler
Heating	Hot Water, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	46
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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