

Courtesy Of Leanne M Leuschen Of Liv Real Estate

## \$845,000 - 168 Weaver Drive, Edmonton

MLS® #E4424289

**\$845,000**

5 Bedroom, 3.50 Bathroom, 2,786 sqft  
Single Family on 0.00 Acres

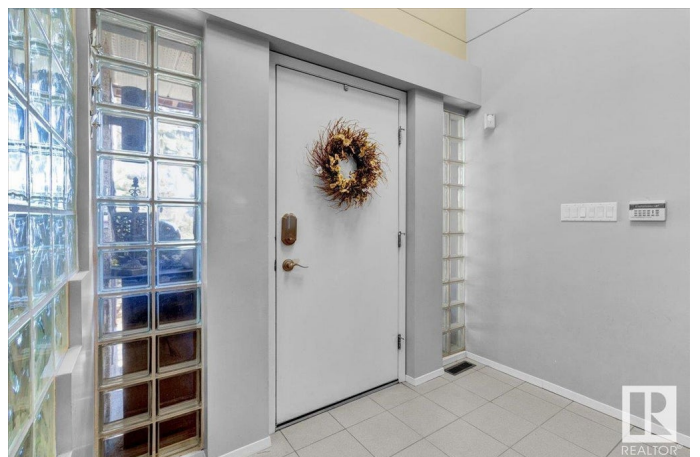
Wedgewood Heights, Edmonton, AB

Welcome home to this custom built, meticulously maintained, family home located in the lovely neighbourhood of Wedgewood Heights. The spacious main floor offers beautiful hardwood floors, ceramic tile and an abundance of windows. The large kitchen has stainless steel appliances, walk in pantry and plenty of cabinet and counter space. There are 2 living room areas, a spacious dining room perfect for entertaining, a breakfast nook and a bedroom or office on the main floor. In addition the laundry is conveniently located on the main level. Upstairs you will find 3 spacious bedrooms with the primary offering a large ensuite and walk in closet. Downstairs has an additional living room, bedroom, 4 pc bathroom, office and flex room. The professionally landscaped backyard is your perfect summer retreat. This home is steps away from the park, tennis courts, walking trails and the ravine. Conveniently located close to the Anthony Henday, transit and amenities.

Built in 1990

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424289  |
| Price    | \$845,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,786                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 168 Weaver Drive  |
| Area        | Edmonton          |
| Subdivision | Wedgewood Heights |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2K3           |

### **Amenities**

|           |                               |
|-----------|-------------------------------|
| Amenities | Deck, Gazebo, No Smoking Home |
| Parking   | Double Garage Attached        |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Wood Shingles      |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 20         |
| HOA Fees       | 350             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:32pm MDT