

## \$1,349,000 - 309 Weaver Point(e), Edmonton

MLS® #E4443726

**\$1,349,000**

5 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. 3 additional bdrms, a loft & 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, bedroom & 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  | \$1,349,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| 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 | 116             |
| Zoning         | Zone 20         |
| HOA Fees       | 350             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 15th, 2025 at 12:17am MDT