

## \$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 | 48               |
| Zoning         | Zone 20          |
| HOA Fees       | 350              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 28th, 2025 at 6:47pm MDT