

# **\$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, 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	56
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 May 6th, 2025 at 9:17pm MDT