

## \$899,900 - 121 Weaver Drive, Edmonton

MLS® #E4443156

**\$899,900**

4 Bedroom, 2.50 Bathroom, 2,911 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Backing onto popular Wedgewood Ravine ! Private location with a huge pie lot located on quiet cul-de-sac . Yard has been meticulously maintained with Apple and plum trees, low maintenance private deck is ideal for summer BBQ. Original owners have lovingly maintained this home . Formal living/Dining room with vaulted ceilings. Kitchen features large island, double oven, lots of cupboard space and a breakfast nook that can comfortably accommodate the whole family. Family room is open to kitchen area and has F/P. 4 bedrooms upstairs that includes a huge master with a walk in closet and 5pce ensuite . Basement is full and open for your personal touches. Triple attached garage. Location. Location . Location

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443156  |
| Price          | \$899,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,911     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1991                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 121 Weaver Drive  |
| Area        | Edmonton          |
| Subdivision | Wedgewood Heights |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2J3           |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Extra, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Electric, See Remarks, Oven Built-In-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Private Setting, Ravine View, See Remarks |
| Roof              | Cedar Shakes                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

Days on Market 45  
Zoning Zone 20  
HOA Fees 350  
HOA Fees Freq. Annually

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