

## \$620,000 - 1509 Wellwood Way, Edmonton

MLS® #E4452971

**\$620,000**

5 Bedroom, 3.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Welcome to highly sought-after Wedgewood! This 2,215 sqft 2 storey offers tons of space, natural light & a family friendly layout. You™re greeted by soaring vaulted ceilings in the living & formal dining rms creating an airy, inviting atmosphere. The bright kitchen features tile backsplash, warm wood cabinetry, a large eating bar & a picture window overlooking the treed yard. Breakfast nook flows into the cozy family rm with hardwood flooring while a main floor bedrm & a tucked-away 2pc bath add convenience. Upstairs, the spacious primary retreat includes an updated 4pc ensuite with separate shower & soaker tub along with 2 additional bedrms. The fully finished basement offers a massive 5th bedrm, rec rm, den & office perfect for family living or hosting. Step outside to enjoy the mature yard, huge deck & firepit area backing a scenic pathway. Extras include A/C, gas fireplace, high-efficiency furnace & instant hot water. Ideally located near Wedgewood Ravine, schools, shopping & all major routes!

Built in 1994

### Essential Information

MLS® # E4452971

Price \$620,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,216                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1509 Wellwood Way |
| Area        | Edmonton          |
| Subdivision | Wedgewood Heights |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2M3           |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Hot Water Instant, Patio, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile                                                                                                            |
| Construction      | Wood, Stucco                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 20           |
| HOA Fees       | 350               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 18th, 2025 at 9:47am MDT