

## \$1,069,000 - 112 Weaver Drive, Edmonton

MLS® #E4449124

**\$1,069,000**

5 Bedroom, 4.00 Bathroom, 3,185 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Set in the sought-after community of Wedgewood Heights, this beautifully finished home combines elegant design with everyday comfort, all just steps from Edmonton's scenic ravine trails. The main floor showcases hardwood flooring, recessed lighting, an updated kitchen with quartz counters, white cabinetry, SS appliances, & a large island with breakfast bar. A double-sided fireplace connects the living & dining rooms, while the open office impresses with tray ceilings & grand pillars. The main-floor primary suite features a W/I closet & luxurious ensuite, with a mudroom, laundry, & powder room completing the level. Upstairs offers 3 spacious bedrooms, a 5-piece bath, & a bright bonus/flex space open to below. The finished basement includes a rec room, gym, full bath, bedroom, & a versatile office that could easily serve as a guest room, hobby area, or theatre. Additional features include central A/C, built-in Vacuflo, & irrigation. Surrounded by mature trees, in a quiet & established neighbourhood.

Built in 1990

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4449124    |
| Price    | \$1,069,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,185                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 112 Weaver Drive  |
| Area        | Edmonton          |
| Subdivision | Wedgewood Heights |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2J3           |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck |
| Parking Spaces | 7                                                        |
| Parking        | Front Drive Access, Triple Garage Attached               |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| Fireplaces        | Double Sided                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                        |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Michael A Kostek          |
| Middle     | S Bruce Smith             |
| High       | Jasper Place/Oscar Romero |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 20         |
| HOA Fees       | 350             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 6th, 2025 at 6:32am MDT