

\$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

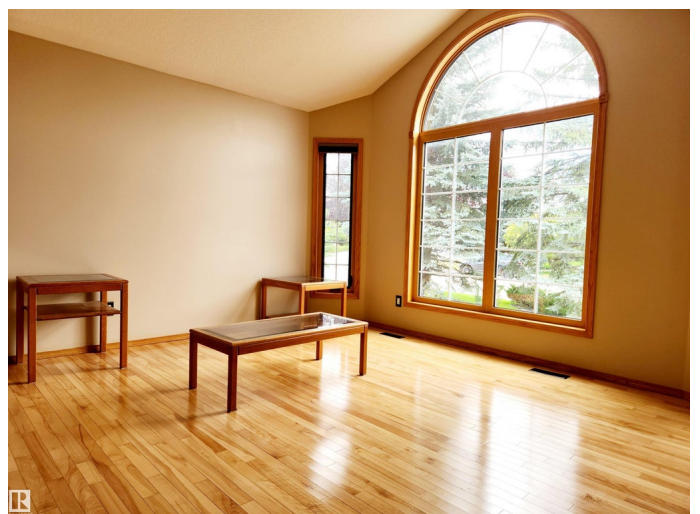
Welcome to highly sought-after Wedgewood! This 2,215 sqft 2 storey offers tons of space, natural light & a family friendly layout. You™re greeted by soaring vaulted ceilings in the living & formal dining rms creating an airy, inviting atmosphere. The bright kitchen features tile backsplash, warm wood 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	14
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 August 28th, 2025 at 12:47pm MDT