

## **\$975,000 - 630 Wotherspoon Close, Edmonton**

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MLS® #E4430591

**\$975,000**

4 Bedroom, 3.50 Bathroom, 2,944 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Impressive Huge Lot in Wedgewood Heights-desirable exclusive neighborhood. Beautiful over 2,900 sq ft family home w/4 spacious upstairs bedrooms. Quiet cul-de-sac. Large dining room, main fl office & main floor laundry. Central A/C, New basement carpet, New double GE Cafe convect Oven, dishwasher, toilets. Freshly painted. New R50 insulation. Exterior windows and doors(2016), Hardwood(2020), Furnace(2016), Hardy Board Siding/Gutters/Soffits/Fascia(2017), Aggregate Driveway & sidewalk (2017) . Custom tile bathrooms. Kitchen granite counter, coffered ceiling, tons of cabinets & large pantry. Basement fully finished w/ large rec room, exercise room, 3 pc bath with steam shower and large storage space. Oversize garage. Enjoy the NW back yard professionally landscaped oasis, stone patio, firepit, in ground irrigation system with family and friends. Backyard backing onto 15 acre Wedgewood Park w/ playgrounds, pickleball & tennis courts, basketball courts, interconnecting pathways. Steps from Wedgewood Ravine.



Built in 1993

### **Essential Information**

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Price                        \$975,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,944
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	630 Wotherspoon Close
Area	Edmonton
Subdivision	Wedgewood Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2K2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Fire Pit, Insulation-Upgraded, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Skylight, Sprinkler System-Fire, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Talmud Torah, BruceSmith
Middle	HE Beriault
High	St. O Romero

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	18
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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