



A third of an acre, and the ravine at the end of it.

A custom 3,821 sq ft home on a 15,289 sq ft pie-shaped cul-de-sac lot in Wedgewood Heights, steps from the Wedgwood Creek ravine trail system.

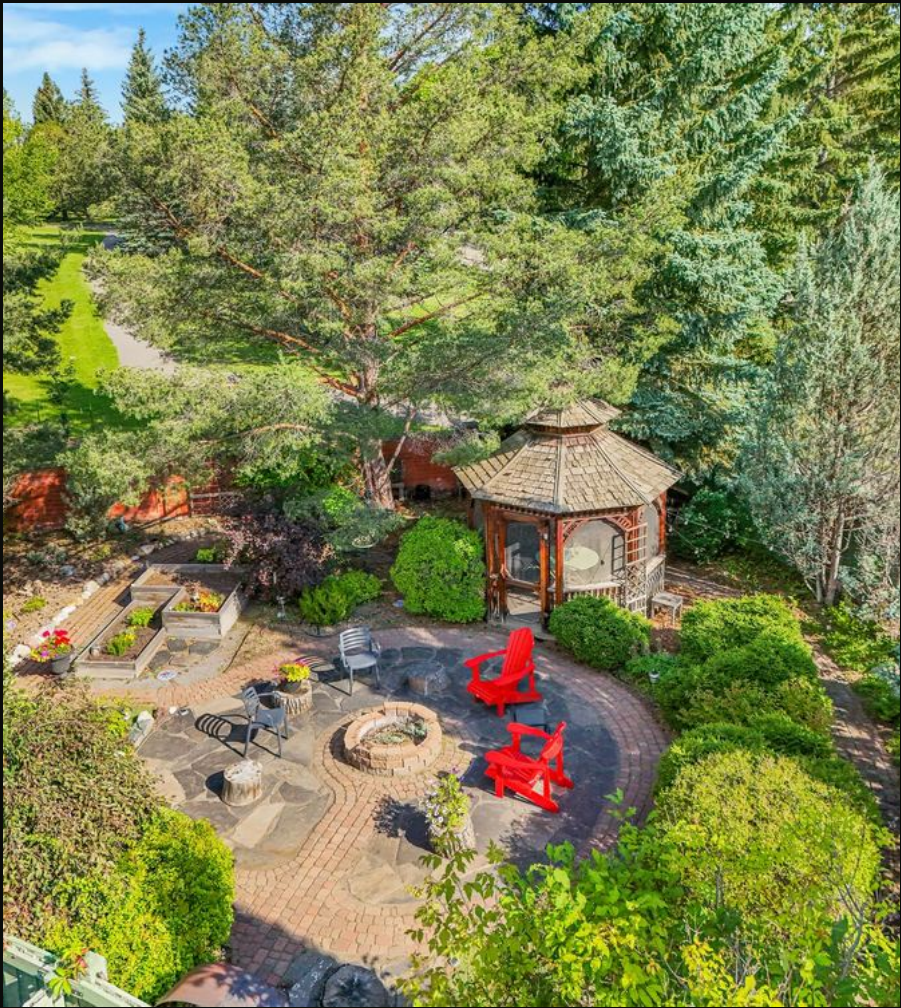
INFORMATION PACKAGE

The yard is the reason.

The lot runs to 15,289 sq ft — a pie shape that opens out as it goes back, which is what a cul-de-sac position buys you. Roughly a third of an acre, inside the city, with mature trees on every boundary.

It is worked into zones rather than left as one flat rectangle: an open lawn, a flagstone fire pit terrace laid level with the grass, a screened gazebo, raised garden beds, and a cedar playhouse under the trees. The planting followed a commissioned English country garden plan.

Lot area	15,289 sq ft 1,420.37 m ²
Lot shape	Pie Widens to the rear
Position	Cul-de-sac Front exposure southeast
Irrigation	In-ground App controlled, full lot coverage
Structures	Gazebo, playhouse Plus garden shed
Deck	Two tier Garden door access
Garage	Triple attached Heated, epoxy floor, taps, drain, RV parking



Built from an award-winning drawing.

Custom built in 1992 to an architectural design taken from a U.S. design magazine. The siting on the lot, the vaults over the main floor and kitchen, and seven skylights were all drawn to pull daylight deep into the plan.

- Main-floor primary suite — rare at this size — with garden doors to the deck and a five-piece spa ensuite behind it
- Two gas fireplaces original to the build, main floor and upper level
- A loft homework nook linking two upper bedrooms, and a Romeo and Juliet balcony shared between them
- A secret room behind a child-height door off an upper bedroom
- Fully finished lower level: rec room, games room, mirrored gym studio, wine nook, art room, two bedrooms



Above grade	3,821 sq ft RMS measured
Below grade	2,017 sq ft Fully developed, not part of the RMS figure
Bedrooms	6 Four above grade
Bathrooms	3 full, 2 half Six-piece ensuite on the main floor
Year built	1992 Custom architectural design

Not a cosmetic refresh.

The second floor framing was redesigned around an engineered LVL beam system to structural drawings by IBI Group, stamped by an Alberta-licensed professional engineer. Those drawings are on file and available on request.

- Structural engineering by IBI Group — 2014
- Second floor framing redesigned with an engineered LVL beam system
- 4-ply 1.75 in × 11.25 in 2.0E LVL beam with engineered joist hangers
- Stamped drawings on file from an Alberta-licensed professional engineer

AND THROUGH THE HOUSE

- Kitchen cabinets professionally refaced — 2014
- Bath and ensuite vanity cabinets and countertops replaced — 2014
- Spa primary ensuite: multi-jet shower system installed 2014
- Built-in speaker system and intercom updated — 2014
- The family room fireplace stone rebuilt in the same work
- Engineered hardwood — Castillo Cantabria Hickory — through the main living areas

THE JETTED SOAKER TUB IS ORIGINAL TO THE 1992 BUILD

So are the two gas fireplaces, the seven skylights and the cedar shake roof. The 2014 work was structural and finish, not a gut — which is why the house still reads as the one that was drawn in 1992.

The parts nobody photographs.

Furnaces	Two, high efficiency ComfortMaker, February 2020, Star Mechanical
Water heaters	Two, 50 gallon Bradford White, February 2020
Air conditioning	Central Goodman, June 2022
Heating zones	Dual zone Across all three levels
Humidification	Whole home Aprilaire, on both furnaces
Windows	Approx. 75% replaced Durabuilt Alpha 500 triple-pane PVC, 2021
Exterior doors	Front, rear, patio Durabuilt fibreglass, 2021. Remaining doors original
Attic insulation	R-50 / R-60 Upgraded
Roof	Cedar shake Original to 1992
Exterior	Stucco Wood frame, concrete foundation



Checked, not assumed.

- Pre-listing home inspection completed 18 March 2026 by Global Property Inspections. The full report is available on request.
- The inspection confirmed the structure fully sound, with no deficiencies.
- Thermal imaging confirmed no moisture intrusion through the cedar shake roof.
- Radon tested at 155 Bq/m³ — below the 200 Bq/m³ Health Canada action level.

DOCUMENTATION ON FILE

- Stamped IBI Group structural engineering report
- Durabuilt window and door warranty documentation
- Star Mechanical / ComfortMaker furnace and hot water tank warranties
- Hardwood flooring manufacturer warranty
- Radon test result and the pre-listing inspection report

MEASUREMENT

Above-grade floor area is measured to the Residential Measurement Standard. The below-grade figure is stated separately and is not part of the RMS figure. Buyer to accept title insurance in lieu of a Real Property Report up to \$500.

What is registered on the land.

Municipal address	110 Weaver Drive NW Edmonton, Alberta T6M 2J3
Short legal	Plan 9223789, Block 44, Lot 13A
LINC	0024 169 641
Estate	Fee simple
Instruments	Seven registered Mortgage discharges at closing

THE TWO A BUYER NEEDS TO READ

- Restrictive covenant 902 137 133 — Wedgewood Ravine Design Guidelines, running with the land. Governs exterior design, materials, colours, landscaping and fencing. Any future exterior alteration requires developer approval.
- Encumbrance 902 137 134 — Wedgewood Ravine Home Owners Association. The legal basis for the \$350 annual dues. Transfers to the new owner at closing.

The remaining instruments are two City of Edmonton utility rights of way, a standard subdivision easement, and a 1990 development agreement caveat whose construction obligations were completed and accepted decades ago.

Come and stand in the yard.

The Wedgewood Ravine HOA runs at \$350 a year and covers tennis, pickleball and basketball courts, a playground, a bookable community gazebo, and maintenance of the fountain, trails and common areas. The Wedgwood Creek ravine trail access sits a short walk from the cul-de-sac; the river is 20 to 30 minutes on foot.

TO ARRANGE A VIEWING

Contact your REALTOR®, or the listing brokerage.

Showings are booked through ShowingTime. MLS® E4481335

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