



2+1 Beds, 1.5 Baths ~ 1,892 sf TLA ~ 16,000 sf Lot~ LP \$795,000

Welcome to 40 Wedgewood Avenue! This outstanding property has been meticulously cared for and enjoyed by family and many friends for decades. Redesigned in 2000 with a large addition by well known builder Paul Thibault, with a stunning open concept gourmet kitchen/dining/living as the signature feature, this elegant easy living home is a must see. Multiple levels with walk-outs from main floor and the lower level, 2+1 bedrooms, 1.5 baths and gorgeous gardens. Well established neighborhood, close to Canada Games Center plus walking distance to Birch Cove Beach!

Inclusions:

6 wired in Speakers, Washer, Dryer, Kitchen Fridge, Stove, Dishwasher, Microwave, Alarm System

Ductless Heat/AC Pumps, Hot Water In Floor Radiant Heat in the addition

* Neighborhood Park, Playground across the street

* Area Public Transit, Recreation Center, Shopping and Places of Worship

Wedgewood Facebook Group <https://www.facebook.com/groups/218174030849214/>