

## **\$799,900 - 1312 Welbourn Lane, Edmonton**

MLS® #E4441409

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.16 Acres

Wedgewood Heights, Edmonton, AB

Welcome to this Stunning 3 + 1 bedroom 2 Storey home with PROFESSIONALLY FINISHED BASEMENT, HEATED TRIPLE ATTACHED GARAGE, in the highly sought after neighbourhood of WEDGEWOOD HEIGHTS. This home has it all, with a grand entrance with 20' ceilings, custom oversize porcelain tile & maple hrdwd flooring throughout, Hunter Douglas Blinds, and custom lighting and beautiful modern chandeliers, newer central air conditioner and heater in garage. Natural light fills the living rm & dining rm, a French door separates the dining rm & chefs dream kitchen (5 years old), cabinets that go to the ceiling, over \$10,000.00 APPLIANCE PACKAGE, large pantry tile backsplash. Professional office with built-in desks and cabinets. Mud rm & 2 piece bthrm complete the main flr. Huge deck off the breakfast nook & family rm to the park like back yard. Upstairs has 3 spacious bdrms, the primary with walk-in closet & 4 piece ensuite, laundry rm, 4 piece bath & catwalk complete the upstairs. BSMNT has large rec rm, 1 bdrm & 2 pc bath.

Built in 1993

### **Essential Information**

MLS® # E4441409

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,207                  |
| Acres          | 0.16                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1312 Welbourn Lane |
| Area        | Edmonton           |
| Subdivision | Wedgewood Heights  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 2M2            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Tennis Courts, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 6  |
| Parking        | Heated, Insulated, Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround, See Remarks  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 20        |
| HOA Fees       | 350            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 15th, 2025 at 11:47pm MDT