

## **\$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	6
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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