

\$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

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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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