

\$868,000 - 12805 Woodbend Place, Edmonton

MLS® #E4424095

\$868,000

4 Bedroom, 3.5 Bathroom, 2,216 sqft
Single Family on 0.00 Acres

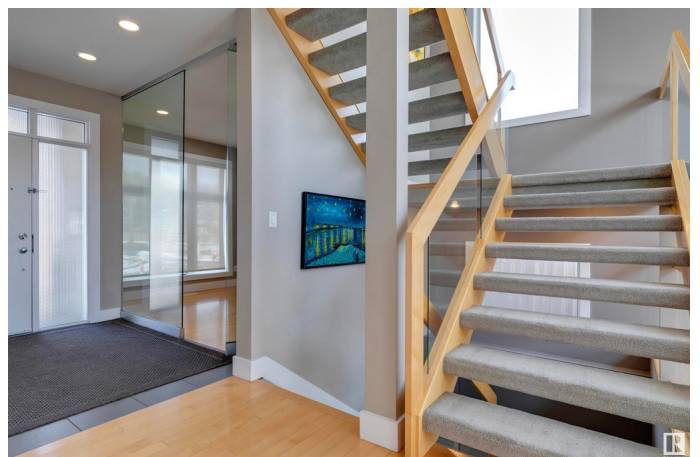
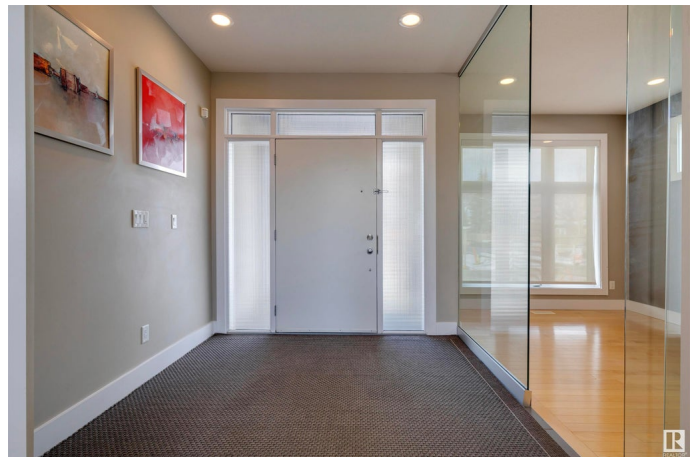
Westmount, Edmonton, AB

Experience modern luxury in the heart of Westmount. This custom-built home offers 3+1 bedrooms, 3.5 baths, and high-end finishes throughout. The glass-enclosed den provides the perfect home office, while the open-to-below living area flows into a spacious dining space and designer kitchen, featuring stainless steel appliances, a 36" gas cooktop, and granite countertops. Upstairs, the primary suite boasts a spa-like ensuite and walk-in closet, with two additional bedrooms, a mini study, and laundry completing the level. The fully finished basement includes a floor-to-ceiling wine cabinet, wet bar, family room, fourth bedroom, and oversized storage/mechanical room. Enjoy a low-maintenance yard with synthetic grass, a stamped concrete patio, and a private putting green, ideal for entertaining. Additional upgrades include new windows (2022) and a new roof (2020). The finished double garage completes this exquisite home, offering both style and convenience.

Built in 2006

Essential Information

| | |
|----------|-----------|
| MLS® # | E4424095 |
| Price | \$868,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,216 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 12805 Woodbend Place |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 3V3 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Patio, Vaulted Ceiling, Wet Bar |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Wine/Beverage Cooler |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 5th, 2025

Days on Market 31

Zoning Zone 07

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Listing information last updated on April 5th, 2025 at 4:32am MDT