

\$868,000 - 12805 Woodbend Place, Edmonton

MLS® #E4424095

\$868,000

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

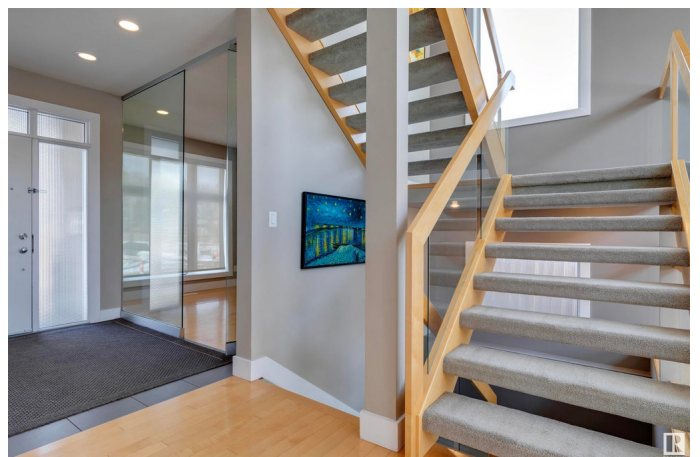
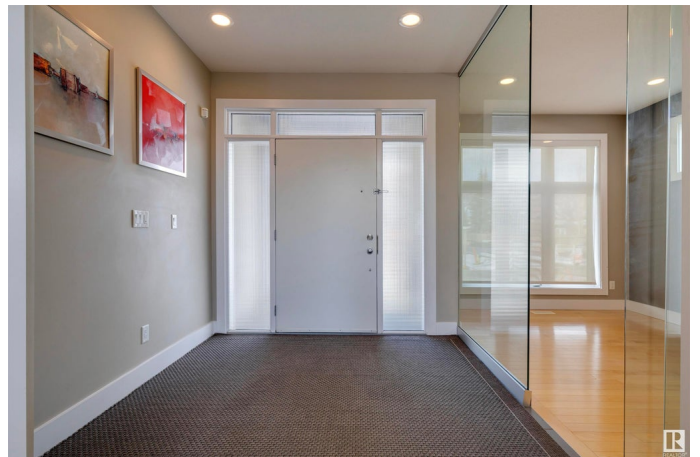
Westmount, Edmonton, AB

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 8

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 8:02am MDT