

## **\$868,000 - 12805 Woodbend Place, Edmonton**

---

MLS® #E4424095

**\$868,000**

4 Bedroom, 3.50 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

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 April 5th, 2025 at 2:17pm MDT