

Courtesy Of Tyler J Ellis Of Real Broker

# \$1,299,000 - 12813 Woodbend Place, Edmonton

MLS® #E4426408

**\$1,299,000**

3 Bedroom, 3.50 Bathroom, 1,992 sqft  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to 12813 Woodbend Place! Nestled in Westmount, this prime location is near the west leg of the LRT (completion in 2026), with easy access to 124th street amenities, the river valley, downtown, and Rogers Place. Completed in 2023 by Anthony Developments this modern farmhouse features 3 bedrooms, 3 1/2 bathrooms, and over 3,000 total sq. ft, plus, an oversized attached garage, and finished landscaping. The living room showcases large triple-pane windows, facing south onto a fenced yard shaded by three large American Elms. A finished walkout basement, main level screened in porch and a second level private balcony with a hot tub add to the appeal. Perfect for summer and picturesque in winter, especially with a cozy wood stove. Heated concrete floors with zoned temperature control ensure comfort year round. The second floor includes vaulted ceilings, ceiling fans in key rooms, a walk-in closet, and an ensuite with a curbless shower in the master.

Built in 2023

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4426408    |
| Price    | \$1,299,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,992                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 12813 Woodbend Place |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 3V3              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Patio, Smart/Program. Thermostat, Sunroom, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached, Over Sized  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Woodstove   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Hillside, No Through Road, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed            March 19th, 2025

Days on Market      19

Zoning                 Zone 07

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Listing information last updated on April 7th, 2025 at 10:32am MDT