

\$748,000 - 1312 Welbourn Lane, Edmonton

MLS® #E4444448

\$748,000

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

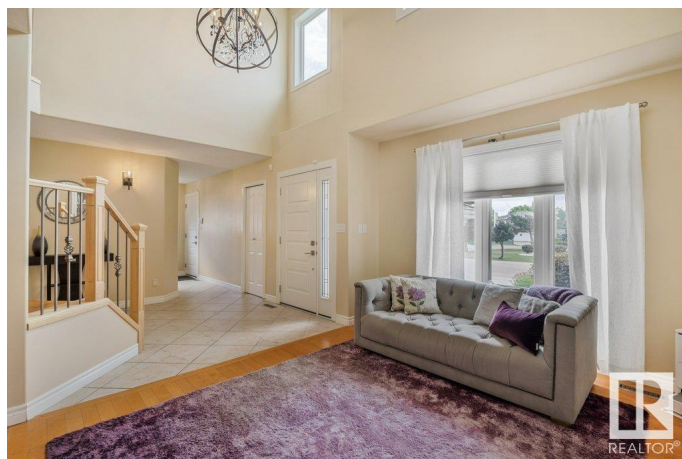
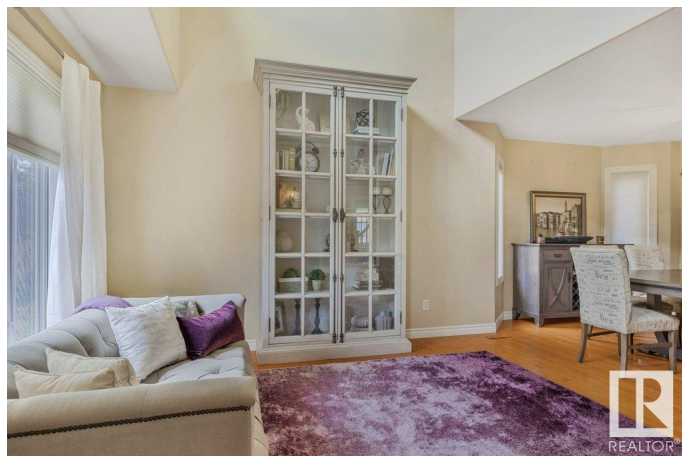
Welcome to this Stunning 3 + 1 bedroom 2 Storey home with PROFESSIONALLY FINISHED BASEMENT, HEATED TRIPLE ATTACHED GARAGE, in the highly sought after neighbourhood of WEDGEWOOD HEIGHTS. This home has it all, with a grand entrance with 20' ceilings, custom oversize porcelain tile & maple hrdwd flooring 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

MLS® # E4444448

Price \$748,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,207 |
| Acres | 0.00 |
| 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 26th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 20 |
| HOA Fees | 350 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 3rd, 2025 at 8:32pm MDT