

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	17
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 6:17pm MDT