

Courtesy Of Maeghen Allen Of Real Broker

## \$567,500 - 1619 Welbourn Cove, Edmonton

MLS® #E4465399

**\$567,500**

4 Bedroom, 3.00 Bathroom, 1,591 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Welcome to this well-maintained 4-bedroom, 3-bathroom home offering over 2,500 sq. ft. of finished living space in the family-friendly community of Wedgewood Heights. Known for its mature trees, quiet streets, and proximity to the ravine, scenic trails, parks, and playgrounds, Wedgewood is the perfect place to call home. The main and upper levels feature three spacious bedrooms, including a comfortable primary suite with a 4 piece jacuzzi ensuite. The main level boasts vaulted ceilings and a cozy fireplace, creating a bright and welcoming atmosphere ideal for family living and entertaining. Convenient main-floor laundry adds everyday functionality. Recent updates include new flooring, a new hot water tank, and energy-efficient upgrades. The fully finished basement offers a separate entrance, a large bedroom, a generous recreation room, and a full bathroom – providing excellent potential for an in-law suite or rental opportunity. A perfect blend of space, updates, and location!

Built in 1996

### Essential Information

MLS® # E4465399

Price \$567,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,591                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1619 Welbourn Cove |
| Area        | Edmonton           |
| Subdivision | Wedgewood Heights  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 2M3            |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | No Smoking Home, Patio, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher - Energy Star, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Tile Surround                                                                                |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stucco                                        |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby |
| Roof              | Cedar Shakes                                        |
| Construction      | Wood, Stucco                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 11th, 2025  
Days on Market                2  
Zoning                              Zone 20  
HOA Fees                         350  
HOA Fees Freq.                Annually

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