

## \$759,800 - 762 Wells Wynd, Edmonton

MLS® #E4434944

**\$759,800**

5 Bedroom, 4.00 Bathroom, 2,743 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Beautiful 2-storey 2700 sq ft home nestled in the Heart of your favorite community WEDGEWOOD HEIGHTS sitting on a 9000 sq ft MASSIVE LOT with a TRIPLE CAR GARAGE. Upon entrance you will find A MAIN FLOOR OFFICE main floor office with custom maple cabinetry and 2 BIG LIVING ROOMS, MASSIVE KITCHEN WITH GRANTIE COUNTERTOPS, oversized central island, high-end appliances, and ample counter space, this kitchen is perfect for everything from casual family meals to hosting large gatherings. Upstairs you'll find a MASTER BEDROOM WITH 5-PIECE ENSUITE BATHROOM, 2 Secondary bedrooms with a 3-piece. Downstairs, the FULLY FINISHED BASEMENT IS DIVIDED INTO 2 SEPARATE UNITS, one side boasts two ADDITIONAL BEDROOMS, FULL BATH AND PLAY AREA & other has a CUSTOM WET BAR, A THEATER ROOM AND SOUNDPROOF ROOM FOR MUSIC LOVERS. The fully landscaped backyard offers a peaceful retreat, perfect for relaxation.

Built in 1992

### Essential Information

MLS® # E4434944

Price \$759,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,743                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 762 Wells Wynd    |
| Area        | Edmonton          |
| Subdivision | Wedgewood Heights |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2J9           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                       |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Pine Shakes                                                                                                        |
| Construction      | Wood, Stucco                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 20       |
| HOA Fees       | 350           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 16th, 2025 at 10:32am MDT