# \$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 50

Zoning Zone 20

HOA Fees 350

HOA Fees Freq. Annually

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