

## \$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	15
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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 May 22nd, 2025 at 8:32pm MDT