

## \$755,000 - 762 Wells Wynd, Edmonton

MLS® #E4434944

**\$755,000**

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 \$755,000



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	87
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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