

## \$819,000 - 762 Wells Wynd, Edmonton

MLS® #E4417695

**\$819,000**

5 Bedroom, 4.00 Bathroom, 2,725 sqft

Single Family on 0.00 Acres

Wedgewood Heights, Edmonton, AB

Discover the perfect blend of comfort and style in this beautifully crafted home, nestled on one of the largest lots in the community with a fully landscaped backyard that offers complete serenity. With an excellent location, this light and bright family residence features five spacious bedrooms and four bathrooms, including two ensuites & engineered hardwood throughout. The main floor office, with custom maple cabinetry and a large mud room, is perfect for everyday family living. The heart of the home is the expansive renovated kitchen with a central island, ideal for gatherings and entertaining. Heading to the renovated basement you will find two of additional bedrooms on this floor, a custom wet bar, theater room, sound room & a custom play area made for unlimited dreaming. This home has had expansive renovations over its years making this the perfect family home. The oversized triple garage has cedar closets through out for all your storage needs. Come see why this is the perfect place to call home!

Built in 1992

### Essential Information

MLS® # E4417695

Price \$819,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,725                  |
| 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 | Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Wet Bar, See Remarks |
| Parking   | Heated, Insulated, Triple Garage Attached   |
| Has Pool  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, Projector, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Heatilator/Fan, Marble Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Pine Shakes  |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Michael Kostek School |
| Middle     | S. Bruce Smith School |
| High       | Jasper Place School   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2025 |
| Days on Market | 110                |
| Zoning         | Zone 20            |
| HOA Fees       | 350                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on May 1st, 2025 at 8:32pm MDT