

## \$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	97
Zoning	Zone 20
HOA Fees	350
HOA Fees Freq.	Annually

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