

## \$639,900 - 813 Proctor Wynd, Edmonton

MLS® #E4465907

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Potter Greens, Edmonton, AB

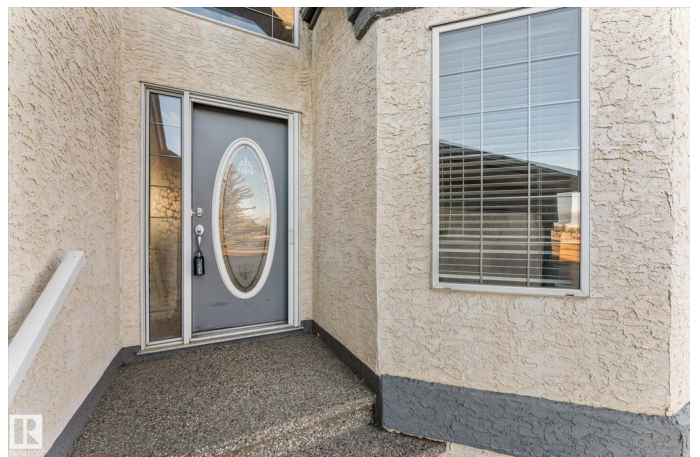
\*\*\* Could This Be The BEST-Value Bungalow in Lewis Estates? \*\*\* If you're searching for a bungalow with quick access to the golf course, there are a few options nearby. Unfortunately many of them are townhomes with condo fees, small yards, and not nearly as much space. If you seek the convenience of "Single Level Living" and want the privacy that comes from a detached home w/ a double garage then Dear Buyer, consider this beautiful abode on prestigious Proctor Wind! One of the rare locations where you back the golf course AND have no neighbours out front (you're across the street from expansive park space, great to take the kids/grandkids to or stay home and keep an eye from the window!) MAIN FLOOR: Vaulted ceilings. Open-concept kitchen + formal dining room. Bright living room opens to the rear deck & large fenced yard. Primary Bdrm has 5pc ensuite + walk-in closet. ANOTHER 4pc main bath & 2nd Bdrm (great home office!). DOWN: Theatre room. 3rd FULL bath. Bdrms 3+4. Wet Bar. Rec room. This one has it all!

Built in 2000

### Essential Information

MLS® # E4465907

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 813 Proctor Wynd |
| Area        | Edmonton         |
| Subdivision | Potter Greens    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 6H2          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                           |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stucco                                    |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 58             |

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 November 16th, 2025 at 9:02pm MST