

## **\$614,900 - 3488 30 Street, Edmonton**

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MLS® #E4430537

**\$614,900**

5 Bedroom, 3.00 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Wild Rose Community! Step inside this beautifully designed property and discover the perfect blend of comfort and style in this tranquil escape. Offering 2,870 sq ft of thoughtfully planned living space, this stunning home features 5 spacious bedrooms and 3 full bathrooms. Situated on a rare pie-shaped lot, there's ample room for gardening, entertaining, or letting the kids enjoy the outdoors. Inside, Admire the impressive architectural design throughout, including a fully finished basement complete with a wet bar, cozy fireplace, and a spacious recreation area. A built-in natural oak wood entertainment unit adds warmth and character, and the home also includes a brand-new washer and dryer for added convenience. Step outside to enjoy a delightful gazebo, while the interior is enhanced by elegant chandeliers. The double garage includes practical storage solutions and a convenient side entrance. Ideally located close to all major amenities.



Built in 2003

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4430537  |
| Price     | \$614,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,603                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3488 30 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1W6        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Gazebo, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                21

Zoning                            Zone 30

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Listing information last updated on May 1st, 2025 at 10:02pm MDT