

## **\$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 2nd, 2025 at 10:33am MDT