# \$538,300 - 3715 28 Street, Edmonton

MLS® #E4426074

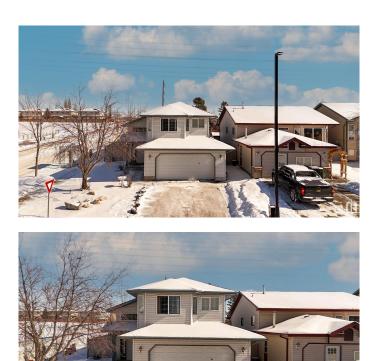
#### \$538,300

5 Bedroom, 3.00 Bathroom, 1,317 sqft Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**Corner LOT! NO NEIGHBOURS IN THE BACK! Also SEPARATE ENTRANCE to** Basement. Welcome to this bi-level home in the sought-after community of Wild Rose, offering over 1,300 sq. ft. of living space. Nestled on a corner lot and backing onto a beautiful trail and green space, this home provides the perfect balance of privacy and accessibility. Step inside to find a functional layout with a spacious living area, perfect for hosting. The kitchen and dining area flow seamlessly together, creating a cozy space for meals and gatherings. Two bedrooms and one full bathroom on the main level and a primary bedroom on the upper level, complete with its own ensuite bathroom for added convenience.

The finished basement features a SEPARATE KITCHEN, living area, two bedrooms, and a full bathroom. Outside, enjoy the landscaped and fenced yard, perfect for kids or summer BBQs. Located in Wild Rose, this home is just minutes from parks, schools, shopping, transit, and major roadways, making daily life effortless.





Built in 1999

#### **Essential Information**

| MLS® # | E4426074  |
|--------|-----------|
| Price  | \$538,300 |

| Bedrooms       | 5                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,317                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## **Community Information**

| Address     | 3715 28 Street |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1N3        |

## Amenities

| Amenities | See Remarks            |
|-----------|------------------------|
| Parking   | Double Garage Attached |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

#### **Additional Information**

Date ListedMarch 17th, 2025Days on Market19ZoningZone 30

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Listing information last updated on April 5th, 2025 at 2:47am MDT