

## \$449,900 - 536 Wiseman Lane, Edmonton

MLS® #E4433342

**\$449,900**

4 Bedroom, 2.00 Bathroom, 984 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully updated bi-level home in the desirable community of Wild Rose – perfect for growing families or savvy investors! Offering 983 sq ft of bright, open-concept living space, this home features 4 bedrooms (2 up, 2 down) and 2 full bathrooms. The main floor offers a warm and welcoming layout with a spacious living room with cozy fireplace, dining area, kitchen, 2 bedrooms, and a full bath. The FULLY FINISHED BASEMENT includes 2 additional bedrooms, another full bathroom, a second kitchen, a recreation room, and a laundry room – making it ideal for extended family or separate living quarters. Step into the large foyer and feel right at home in this versatile and well-maintained property!

Built in 2001

### Essential Information

MLS® #	E4433342
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2001



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	536 Wiseman Lane
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1N6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
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Days on Market 1

Zoning Zone 30

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