

Courtesy Of Mary Bark Of RE/MAX River City

\$737,707 - 3634 31a Street, Edmonton

MLS® #E4454294

\$737,707

4 Bedroom, 3.50 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

This is THE ONE! a Rare find, Nestled in a quiet Wild Rose cul-de-sac, this fully renovated 2-storey on a massive pie-shaped lot offers luxury inside & out plus a dream 26x30 heated drive-through shop w/220 power, wired for compressor & car liftâ€”ideal for hobbyists or mechanics. Exterior updates: painted stucco, new windows/doors, new garage doors (house & shop), new exterior lighting, rebuilt deck/roof, epoxy garage floor. Inside: bright vaulted layout, reconfigured ensuite, maple cabinets w/quartz, tiled backsplashes, oak wide plank floors, plush carpets, new trim/doors, Artistic Stairs railing, new fireplace, fresh paint. KitchenAid appliances incl. gas stove + new washer/dryer. Upstairs: spacious primary suite, 2 bedrooms, full bath. Finished basement: rec room, 4th bed, full bath & storage. Outdoors: covered deck w/pot lights, patio, mature trees, manicured lawn & play space. Central A/C, all mechanical/electrical permitted & inspected. Close to schools, parks & shoppingâ€”like new from top to bottom!

Built in 1992

Essential Information

MLS® #	E4454294
Price	\$737,707
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3634 31a Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H3

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, Workshop
Parking	Double Garage Attached, Shop

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cross Fenced, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby,

	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 30

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