

## **\$784,800 - 3676 30 Street, Edmonton**

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MLS® #E4460914

**\$784,800**

7 Bedroom, 4.00 Bathroom, 3,593 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Wild Rose! Welcome to this stunning 7-Bedrm, 4-full bath Executive Home w/ over 5,261 SqFt of Living Space & 2 A/Cs! Enter thru cathedral-style front doors into the foyer with 20-foot ceilings greets you! A curved staircase & solid oak railing gives grandeur! Floor-to-ceiling bay windows flood the main level w/ natural light, highlighting the rich hardwood floors! The living rm features 20 ft. ceilings & flows into the formal dining room. A breakfast nook sits adjacent to the chef's gourmet kitchen, complete w/ granite countertops, solid oak cabinetry for beauty & functionality. The family room offers a gas fireplace & picture windows - a perfect setting for relaxed evenings. A main floor full bath & mudroom add convenience & practicality. Upstairs offers 4 large bedrm incl. a luxurious primary suite w/ 4-piece ensuite & walk-in closet. A 5-piece common bath & 2nd-flr laundry rm provide convenience. The FF bsmt offers a SECOND KITCHEN, rec room, 2 bedrms, 4 pc bath & HOT TUB! Truly a dream home!

Built in 1994

### **Essential Information**

MLS® # E4460914

Price \$784,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,593                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3676 30 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1K3        |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Air Conditioner, Hot Tub |
| Parking Spaces | 4                        |
| Parking        | Double Garage Attached   |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                             |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Velma E. Baker School    |
| Middle     | Thelma Chalifoux School  |
| High       | Dr. Francis Whiskey Jack |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 30           |

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Listing information last updated on October 20th, 2025 at 9:02am MDT