

## **\$849,900 - 3676 30 Street, Edmonton**

MLS® #E4439873

**\$849,900**

7 Bedroom, 4.00 Bathroom, 3,681 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**!! RARE FIND !!** This beautiful mansion 2 storey home almost 3700 sq.ft. house with finished basement(In law Suite) located in a Cul de Sac of prestigious Wildrose Neighborhood. This house has a grand entrance leading to open to below living room, formal dining room, main floor bedroom with 4 pce bathroom, family room with gas fireplace and nook area for your breakfast. Renovated kitchen with quartz counter tops, tilesplash, new gas cooktop, built in stainless steel appliances, garburator. The curved staircase leads you to second floor with beautiful bonus room, four large bedrooms, master bedroom is huge and has 5 pce ensuite with jacuzzi and large walk in closet. There are three large bedrooms, one with balcony, laundry and 4 pce bathroom. Basement has separate entrance for inlaw suite, completed with large family room, kitchen, 2 bedrooms and full bathroom. There is indoor HOT TUB in the basement to relax after your work day. New deck at rear with glass railing, fully landscaped and fenced yard.

Built in 1994

### **Essential Information**

MLS® # E4439873

Price \$849,900



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,681
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, Deck, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Insulated, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 8:32am MDT