

## \$695,000 - 3747 30 Street, Edmonton

MLS® #E4430136

### \$695,000

6 Bedroom, 3.50 Bathroom, 2,224 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Wild Rose Beauty! Welcome to this fully renovated ( in 2019, top to bottom w/new FURNACE, new on demand HWT, new ROOF, new WINDOWS) gem offers the perfect blend of luxury and comfort. A bright grand foyer with NATURAL SKYLIGHT leads to a gorgeous maple staircase with grey powder-coated spindles & solid maple hardwood flooring throughout. Formal living & dining areas feature high ceilings & timeless elegance. The spacious kitchen offers granite countertops & SS appliances, walk-in pantry opens to a large dining space & cozy family room w/stone facing fire place—ideal for entertaining. Main floor room is perfect as an office or 4th bedroom. Upstairs features 3 generous bedrooms, including a luxurious primary suite w/spa-like ensuite & walk-in closet. Sitting on a huge corner lot w/mature trees, a covered deck offers privacy & serenity opens Future MULTI UNIT potential. Steps to bus stop, 2-min drive to shopping plaza, walking distance to schools & trails—this is a rare opportunity you won't want to miss!

Built in 1992

### Essential Information

MLS® #	E4430136
Price	\$695,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,224
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3747 30 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H7

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, Wood Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Velma E. Baker School
Middle	Thelma Chalifoux School
High	Elder Dr. Francis Whiskeyj

## Additional Information

Date Listed	April 10th, 2025
Days on Market	14
Zoning	Zone 30

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