

## \$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 | 31               |
| Zoning         | Zone 30          |

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Listing information last updated on May 11th, 2025 at 2:47am MDT