

## **\$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	1
Zoning	Zone 30

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