

## \$524,999 - 3436 28 Street, Edmonton

MLS® #E4447408

**\$524,999**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained home in the heart of Wild Rose! Located on a quiet dead-end street in a mature neighborhood, this home offers safety and privacyâ€”perfect for families. Featuring 3 bedrooms, a bonus room, an open-concept kitchen, dining, and living area, and a bright, welcoming entrance. Enjoy a new furnace, newly renovated bathroom, and central air conditioning for year-round comfort. The backyard backs onto a green space and parkâ€”ideal for kids and outdoor enjoymentâ€”with a shed included. The basement is unfinished, ready for your future plans. Large windows provide an abundance of natural sunlight throughout. Close to schools, shopping, public transit, and all amenities. Donâ€™t miss the chance to live in this peaceful, well-connected community!

Built in 2005

### Essential Information

MLS® #	E4447408
Price	\$524,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,747
Acres	0.00
Year Built	2005



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3436 28 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, No Back Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	5
Zoning	Zone 30

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