

## \$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 privacy—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 park—ideal for kids and outdoor enjoyment—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. Don'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 | 21              |
| Zoning         | Zone 30         |

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Listing information last updated on August 1st, 2025 at 7:02pm MDT