

## \$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 | 10              |
| Zoning         | Zone 30         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 11:32am MDT