

## \$533,700 - 316 Wild Rose Way, Edmonton

MLS® #E4446156

**\$533,700**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this perfectly clean, newly painted Mac and Mitch built home, located in a Cul De Sac in highly sought after Wild Rose neighbourhood! This family-friendly 2 Storey offers 1574 sq ft, with 3 bedrooms and 3 baths. The main floor features open living room with large pic window letting in loads of natural light, cozy corner gas fireplace, a well appointed kitchen with elegant white cabinets, all newer stainless steel appliances plus Reverse osmosis water system, 3 piece bath, and dining area with patio door to the fully fenced yard with generous deck, gazebo and 2 garden sheds. Upstairs you'll find, 3 bedrooms, 4 piece bath. Primary bedroom has a walk-in closet and 3 piece en-suite. The mostly finished basement offers large finished open recreation area w/framed + electric bedroom, also r/i bath. 25 year warrantied Shingles replaced in 2016. Enjoy the convenience of living near schools, parks, shopping centers, scenic walking trails, public transportation, the Meadows Recreation Center and MORE!

Built in 2000

### Essential Information

MLS® # E4446156

Price \$533,700



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,574
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	316 Wild Rose Way
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1M7

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      July 5th, 2025

Days on Market                1

Zoning                              Zone 30



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