

## \$550,000 - 354 Wild Rose Way, Edmonton

MLS® #E4449648

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this spacious 3BR/3BA AIR CONDITIONED two-storey walk-out home backing onto a scenic pond in the desirable community of Wild Rose. The bright, open main floor offers a generous living room, kitchen, dining area, mudroom, and 2-piece bath, with large rear-facing windows and direct access to a raised deck—perfect for enjoying serene pond views and summer evenings. Upstairs features three bedrooms - a large primary suite with an UPDATED 5-piece ENSUITE and SOAKER TUB, plus two additional bedrooms and a 4-piece bath. The FINISHED WALKOUT BASEMENT with a private entrance includes a family room, updated 3-piece bath, laundry, and direct backyard access—ideal for extended family or multi-generational living. Complete with an OVERSIZED DOUBLE ATTACHED GARAGE and mature landscaping, this home is near schools, shopping, transit, Whitemud, and the Anthony Henday - combining natural beauty and comfort with investment potential!

Built in 2000

### Essential Information

MLS® # E4449648

Price \$550,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 354 Wild Rose Way |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1P3           |

### Amenities

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Fire Pit, R.V. Storage, Walkout Basement, See Remarks |
| Parking       | Double Garage Attached, Over Sized                                           |
| Is Waterfront | Yes                                                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Brass Surround                                                                                         |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Shopping Nearby, Sloping Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 30         |

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Listing information last updated on August 7th, 2025 at 10:32am MDT