

## \$549,900 - 3449 28 Street, Edmonton

MLS® #E4461546

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Wild Rose! This beautiful 2-storey offers 4 bedrooms + bonus room + rec room, 2 kitchens, 3.5 baths, and a fully finished walkout basement spanning over 2,314 Sq.Ft. of living space perfect for large or extended families. The bright foyer opens to a warm living room with hardwood floors, gas fireplace, and large windows overlooking the backyard. The open dining area leads to patio doors and a spacious deck with serene views of Mill Creek Ravine. The kitchen features stainless steel appliances, ample cabinetry, and a functional island. A laundry/mudroom and 2-pc bath complete the main level. Upstairs includes a bonus room with vaulted ceilings, a primary suite with 4-pc ensuite and walk-in closet, plus 2 additional bedrooms and a full bath. The walkout basement has a separate entrance with new flooring and paint, a 2nd kitchen, bedroom, rec room, and 4-pc bath ideal for guests, in-laws, or rental potential. Conveniently located near schools, shopping, parks, trails & public transit. Welcome Home

Built in 2006

### Essential Information

MLS® # E4461546

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,812                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3449 28 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2A5        |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 25                |
| 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 November 3rd, 2025 at 6:02pm MST