

## \$728,900 - 3631 33 Street, Edmonton

MLS® #E4435016

**\$728,900**

6 Bedroom, 4.00 Bathroom, 2,677 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Wild Rose! Welcome to this exceptional and expansive residence nestled in one of the area's most sought-after family-friendly neighborhoods. With over 2,675 sqft of thoughtfully designed above-grade living space and an additional 1,407 sqft in a fully finished basement, this home offers comfort, style, and room to grow. Step inside to a large formal living room, a cozy family room & a dedicated dining room perfect for entertaining. A bonus room off the main living space provides versatile use as a second dining area, home office, or playroom. At the heart of the home is the gourmet kitchen, outfitted w/ contemporary cabinetry for storage for all your culinary needs. Enjoy year-round relaxation in your sunroom. The fully fenced backyard is lined with mature fruit trees complete with a storage shed! Upstairs offers BALCONY, 3 bedrooms & appointed baths. The basement features a SEPARATE ENTRANCE, large rec room, 2 bedrooms, 3-pc bath & WETBAR! A true family oasis!

Built in 1992

### Essential Information

MLS® #	E4435016
Price	\$728,900
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	2,677
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3631 33 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H2

### Amenities

Amenities	Air Conditioner, Deck, Sunroom, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Velma E. Baker School
Middle	Thelma Chalifoux School
High	J. Percy Page School

### Additional Information

Date Listed	May 7th, 2025
Days on Market	11
Zoning	Zone 30

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