

## \$594,900 - 3720 32 Street, Edmonton

MLS® #E4441279

**\$594,900**

5 Bedroom, 3.50 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Discover this exceptional two-storey walkout home backing onto serene green space and Meadowbrook Lake. Situated on a beautifully landscaped, large pie-shaped lot with a vegetable garden, this home offers incredible outdoor living with a spacious west-facing elevated deck and a covered paved patio below. The main floor is perfect for entertaining with a formal dining room, cozy family room with fireplace, inviting living room, and a functional kitchen with an eating nook. Flooded with natural light throughout, this home features five bedrooms, including two in the fully developed basement, which also includes a second family room, a large storage area, and a utility room plumbed with water and offering direct access to the waterproof walkout patio. Additional features include air conditioning, an air filtration system, humidifier, updated attic insulation and a newer Trex deck with sleek glass railsâ€”making this home as efficient as it is inviting.

Built in 1989

### Essential Information

MLS® #	E4441279
Price	\$594,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,837
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3720 32 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G1

### Amenities

Amenities	Air Conditioner, Deck, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping

	Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 30

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