

## \$519,900 - 316 Wild Rose Way, Edmonton

MLS® #E4446156

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,570 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 family-friendly, highly sought after Wild Rose neighbourhood! This 2 Storey offers 1570 sq ft, with 3 bdrms + 3 baths. Main floor features open living room with large pic window, cozy corner gas fireplace, a well-appointed kitchen with elegant white cabinets, stainless steel appliances, new dishwasher, plus R/O water system, 2 piece bath, and dining area with patio door to spacious yard with generous deck w/pergola and 2 garden sheds. Upstairs you'll find, 3 bedrooms with blackout blinds, 4 piece bath. Primary bedroom has a walk-in closet and 3 piece en-suite. The partially finished basement offers large finished open recreation area w/framed + electric for a bedroom, also r/i bath, new Maytag washer & dryer, storage area. Shingles replaced in 2016. Mature Grapevine w/grapes . Conveniently located near schools, parks, shopping centers, scenic walking trails, public transportation, the Meadows Recreation Center and MORE!

Built in 2000

### Essential Information

MLS® # E4446156

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,570                  |
| 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, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Attached, Over Sized                                            |

### **Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, 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 | 33             |
| Zoning         | Zone 30        |



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Listing information last updated on August 7th, 2025 at 2:33pm MDT