

## \$619,900 - 3628 31 Street Street, Edmonton

MLS® #E4461373

**\$619,900**

6 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained two-storey home with 3,112 sq. ft. of total living space, nestled in the heart of Wild Rose. This home offers the ideal mix of comfort and potential. The modern kitchen features granite countertops and upgraded drawer organizers. Main floor updates include hardwood flooring, chandeliers, custom blinds, pot lights, a spacious living room, cozy family room with gas fireplace, and a den or office. Step outside to the 22' x 22' composite deck—perfect for summer gatherings. A chair lift provides easy access to the second floor, where you'll find a generous primary suite with ensuite and walk-in closet, three additional bedrooms, a full bath, and a bright foyer. The finished basement includes a multipurpose room, two bedrooms, and a full bath. Extras: double attached garage and a landscaped yard with apple and pear trees. Close to all amenities!

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461373  |
| Price      | \$619,900 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,109                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3628 31 Street Street |
| Area        | Edmonton              |
| Subdivision | Wild Rose             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 1J8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                         |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| 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 October 21st, 2025 at 1:02pm MDT