

Courtesy Of Mary Bark Of RE/MAX River City

## \$737,707 - 3634 31a Street, Edmonton

MLS® #E4454294

**\$737,707**

4 Bedroom, 3.50 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

This is THE ONE! a Rare find, Nestled in a quiet Wild Rose cul-de-sac, this fully renovated 2-storey on a massive pie-shaped lot offers luxury inside & out plus a dream 26x30 heated drive-through shop w/220 power, wired for compressor & car lift—ideal for hobbyists or mechanics. Exterior updates: painted stucco, new windows/doors, new garage doors (house & shop), new exterior lighting, rebuilt deck/roof, epoxy garage floor. Inside: bright vaulted layout, reconfigured ensuite, maple cabinets w/quartz, tiled backsplashes, oak wide plank floors, plush carpets, new trim/doors, Artistic Stairs railing, new fireplace, fresh paint. KitchenAid appliances incl. gas stove + new washer/dryer. Upstairs: spacious primary suite, 2 bedrooms, full bath. Finished basement: rec room, 4th bed, full bath & storage. Outdoors: covered deck w/pot lights, patio, mature trees, manicured lawn & play space. Central A/C, all mechanical/electrical permitted & inspected. Close to schools, parks & shopping—like new from top to bottom!

Built in 1992

### Essential Information

MLS® # E4454294

Price \$737,707

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,090                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3634 31a Street |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1H3         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, Workshop |
| Parking   | Double Garage Attached, Shop                                              |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                  |
| Stories           | 3                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Cross Fenced, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, |

Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 29th, 2025 at 6:17pm MDT