



**Edmonton**      **30 Wild Rose**      **LP: \$424,900**  
 2308 37B AV NW      T6T 1N8      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID:</b>	E4264111
<b>Style:</b>	Bi-Level	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2001	<b>Bdrms Total:</b>	4
<b>Full Baths:</b>	3	<b>Basement:</b>	Full
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,330.11	<b>Tot A.G.SqM:</b>	123.57

Welcome to this wonderful 1,330 sqft bi-level home in the desirable community of Wild Rose. The large front foyer has access to the finished basement, garage, & main level. The open concept main level has 13' vaulted ceilings, newer vinyl plank flooring throughout & a nice sized family room w/large gas fireplace & overlooks the deck & backyard. The kitchen has stainless steel appliances, granite countertops, tile backsplash, plenty of cabinet space, corner pantry & large eating area. Finishing off the main floor are 2 bedrooms, 4pc main bathroom & primary bedroom which is large enough for a king bed & includes a 4pc ensuite & walk in closet. The fully finished basement has roughed in in-floor heating & includes a large rec room, bedroom w/walk in closet, 3pc bathroom, storage & mechanical/laundry room. Completing this home is a fenced & landscaped yard, two-tiered deck & double garage w/tongue & groove cedar walls & roughed in in-floor heating, newer roof (3 years) & hot water tank (2 years).

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace:</b>	Y	<b>FP Type:</b>	Mantel		<b>FP Fuel:</b>	Gas	<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>	78.68	846.91
<b>Garage Dim:</b>		<b>Prk Encl/Ttl:</b>	/				<b>Total A.G.:</b>	123.57	1,330.11

<b>Living Room:</b>	4.57x3.79	M	<b>Primary Bedrm:</b>	5.00x3.25	U	<b>Laundry Room</b>	3.26x1.27	B
<b>Dining Room:</b>	3.07x2.95	M	<b>Bedroom 2:</b>	3.45x2.94	M	<b>Utility Room</b>	2.43x2.00	B
<b>Kitchen:</b>	4.72x2.45	M	<b>Bedroom 3:</b>	3.45x2.75	M	<b>Storage Room</b>	2.25x2.02	B
<b>Family Room:</b>			<b>Bedroom 4:</b>	3.54x3.27	B			
<b>Den:</b>			<b>Recreation Room</b>	7.26x4.56	B			
<b>Bonus Room:</b>								

<b>Flooring:</b>	Laminate Flooring, Vinyl Plank	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Deck, Vaulted Ceiling
<b>Site Influences:</b>	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem Schl:** Velma E. Baker      **Jr. High Schl:** Thelma Chalifoux      **Sr High Schl:** McNally

<b>Condo Name:</b>		<b>Condo Fee Incl:</b>	
<b>Condo Fee:</b>		<b>Elevator Y/N:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
<b>HOA Fee:</b>			
<b>HOA Fee Incl:</b>			

<b>Total Lot M2:</b>	371.93	<b>Lot Shape:</b>	Rectangular	<b>Lot Dim:</b>	
<b>Frontage:</b>		<b>Zoning:</b>			
<b>Conform:</b>		<b>Front Expos:</b>	Northwest		
<b>Taxes:</b>	\$3,464.4 2020	<b>Local Improve:</b>			