

\$560,000 - 3772 30 Street, Edmonton

MLS® #E4465094

\$560,000

4 Bedroom, 3.00 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to your dream family retreat! This well-maintained 3 Bed, 3 Bath, bi-level home offers over 1,360 sq ft of comfortable living space, with inviting outdoor features. Nestled in the desirable Larkspur community, it's an ideal spot for families seeking convenience and natural beauty. A spacious layout of 3 generous bedrooms and 3 full bathrooms, including a primary suite with a private sunroom – your personal oasis for morning coffee or evening relaxation. For entertainment or family fun enjoy the expansive family room designed for gatherings, movie nights, and everyday fun. If that is not enough a beautifully landscaped yard with a large area for BBQs and summer evenings sitting around on the patio furniture and soaking in the sunshine. This well-maintained home features newer appliances, furnace, and hot water tank ensure worry-free living and energy efficiency. Just steps from Meadowbrook Lake or Wild Rose Park for leisurely walks and playground adventures.

Built in 1990

Essential Information

MLS® # E4465094

Price \$560,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3772 30 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H6

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Sunroom, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed November 7th, 2025

Days on Market 3

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 November 10th, 2025 at 4:32pm MST