

## \$865,000 - 3618 28a Street, Edmonton

MLS® #E4457731

**\$865,000**

7 Bedroom, 5.00 Bathroom, 3,248 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**\*\*SOUTH EDMONTON\*\*MAIN FLOOR BED AND BATH\*\*2 LIVING ROOMS\*\* \*SPICE KITCHEN \*\* WATER SOFTENER, CENTRAL VACCUM , HEATED TRIPLE GARAGE & SUNROOM \*\* CENTRAL AC \*\* TWO FURNANCES\*\***This exquisite two story residence boasts over 3,000 sq ft of elegant living space, designed for both grand entertaining and cozy family moments. Step inside to be greeted by a sun filled living room with a fireplace, a chef's kitchen with ample cabinetry, and a formal dining area perfect for hosting. The main floor also includes a versatile bedroom or office and a stylish 3pc bath. Upstairs, escape to your luxurious primary retreat complete with a spa like 5pc ensuite and a massive walk-in closet. Three additional bedrooms, a second 5pc bath, and convenient upper floor laundry offer ultimate comfort and convenience. Beyond this stunning home, enjoy a lifestyle of ease with top-rated schools, beautiful parks and playgrounds, fantastic shopping, and seamless public transit access just moments away.

Built in 2008

### Essential Information

MLS® # E4457731

Price \$865,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,248                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3618 28a Street |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1N4         |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
| Parking   | Triple Garage Attached                                    |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | None                                                                                       |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 30              |

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Listing information last updated on September 15th, 2025 at 9:47pm MDT