

## **\$759,000 - 715 Wildwood Point(e), Edmonton**

MLS® #E4456893

**\$759,000**

7 Bedroom, 3.50 Bathroom, 2,344 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

WALKOUT! 2300 + SQFT! Fully upgraded with AIR CONDITIONER, GARAGE HEATER and BACKING TO POND. Upon entry, youâ€™re greeted by a private family room before moving into the bright open living area. The kitchen with GAS-STOVE, offers ample cabinetry, granite countertops with matching backsplash, and stainless steel appliancesâ€”all overlooking the serene pond. Adjacent to the kitchen is the formal dining area with access to the oversized deck. The main floor is complete with a 1 BEDROOM and a convenient half bathroom. Upstairs offers 4 spacious bedrooms, including a large primary suite with a luxurious 5-piece ensuite. A convenient laundry room and an additional 4-piece bath complete the upper level. The fully finished WALKOUT basement includes a 2 BEDROOMS with its own kitchen, living room, and Separate laundry. The COVERED CONCRETE PATIO below provides an inviting outdoor retreat with breathtaking views of the pond and Mill Creek Ravine in the desirable Wild Rose.

Built in 2007

### **Essential Information**

MLS® # E4456893

Price \$759,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,344                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 715 Wildwood Point(e) |
| Area        | Edmonton              |
| Subdivision | Wild Rose             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6T 0B2               |

### Amenities

|               |                                                                                                |
|---------------|------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio, Walkout Basement |
| Parking       | Double Garage Attached                                                                         |
| Is Waterfront | Yes                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Corner, Tile Surround                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                   |

**Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 30             |

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