

## \$474,900 - 188 Ward Crescent, Edmonton

MLS® #E4431904

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to a family-friendly home where open-concept living and cozy comfort come together. This move in ready home comes with new shingles, newer appliances, new central vac and other recent upgrades. The bright kitchen, dining, and living areas flow seamlesslyâ€”perfect for both busy mornings and weekend hangouts. You can see into the backyard from almost every angle, making it easy to keep an eye on the kids or pets. Winters will be easier with a heated garage. Upstairs, youâ€™ll find three spacious bedrooms, including a spacious and bright primary with a walk-in closet and ensuite. Add your own personal touches and design to the unfinished basement that is ready for drywall. Enjoy the coming summer in your fully fenced, beautifully landscaped south facing backyard including an over achieving apple tree and stamped concrete patio. Located in Edmontonâ€™s vibrant southeast community of Wild Rose, youâ€™re close to rec centres, schools, parks, and shopping.

Built in 1999

### Essential Information

MLS® # E4431904

Price \$474,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	188 Ward Crescent
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1M7

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 20th, 2025
Days on Market	3
Zoning	Zone 30

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