

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 11               |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 2:47pm MDT