

## \$530,000 - 540 Wiseman Lane, Edmonton

MLS® #E4448028

**\$530,000**

5 Bedroom, 3.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to 540 Wiseman Lane NW – a rare and spacious gem in the family-friendly community of Wild Rose! This well-maintained bi-level offers exceptional versatility with up to 6 full bedrooms (or 5 plus an office), 3 full bathrooms, and a sun-filled layout perfect for growing families or multi-generational living. The main floor features upgraded flooring throughout, a bright living and dining area, a functional kitchen, and generous bedrooms – all with zero maintenance issues thanks to years of careful ownership. Downstairs, you’ll find an oversized basement with large windows, 3 more bedrooms, a huge family/rec area, and a full bathroom – offering plenty of space for extended family and guests. Outside, enjoy a lush backyard oasis with green grass, fruit trees, and a thriving garden – the perfect blend of beauty and utility. With homes on the street selling for more, this is an incredible opportunity to own a solid, upgraded home in a desirable, growing neighborhood. (Photos have been digitally modified.)

Built in 2001

### Essential Information

MLS® # E4448028

Price \$530,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	540 Wiseman Lane
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1N7

### Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	16
Zoning	Zone 30

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