

## \$510,000 - 3771 23 Street, Edmonton

MLS® #E4420636

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Move-In Ready Home in a Prime Location! This beautifully maintained home offers the perfect blend of comfort and convenience. Recently painted and featuring brand-new luxury vinyl plank flooring throughout the main floor, this home is truly move-in ready. The impressive open-to-above foyer welcomes you into a bright and spacious layout. Upstairs, youâ€™ll find three generously sized bedrooms, the primary suite with a walk-in closet and a private 3-piece ensuite. A 4-piece main bathroom completes the upper level. The main floor boasts an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The cozy corner gas fireplace adds warmth and charm, perfect for relaxing evenings. Step outside to enjoy summer nights on the spacious deck in the fully fenced backyardâ€”ideal for entertaining or unwinding in privacy. Additional highlights include a double attached garage and a sought-after location near all essential amenities, schools, shopping, Mill Creek Ravine, and more.

Built in 2001

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4420636  |
| Price    | \$510,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3771 23 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1N8        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| 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        | Corner, Glass Door, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 30            |

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Listing information last updated on May 1st, 2025 at 2:02am MDT