

## **\$518,000 - 3709 22a Street, Edmonton**

MLS® #E4435387

**\$518,000**

5 Bedroom, 3.00 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Prime location - Tucked away in a quiet cul-de-sac in the heart of Wild Rose, this beautifully upgraded 5-bedroom, 3-bath BI-LEVEL offers over 1,930 sq ft of functional and stylish living space. Step inside to soaring vaulted ceilings, modern flooring, Huge windows & cozy fireplace that anchors the open-concept main floor. The bright kitchen features ample counter space, large pantry, skylight, and flows effortlessly into the dining and living areas - perfect for family gatherings. A private upper-level primary retreat includes a walk-in closet and full ensuite, while the main floor hosts two spacious bedrooms and a full bath. The fully finished basement adds two more bedrooms, a full bath, laundry and a large rec space. Enjoy summer with central A/C, BBQs on the deck and a massive backyard. Recent upgrades include a new roof (2022), hot water tank, and paint. With a 4-car driveway, insulated garage, and walking distance to schools, parks, shopping, library, and bus routes - this home truly has it all.

Built in 2003

### **Essential Information**

MLS® # E4435387

Price \$518,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,321                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3709 22a Street |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1V7         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Direct Vent, Tile Surround   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Fenced, Golf I<br>Public Transportation, School |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

School Information

|        |                        |
|--------|------------------------|
| Middle | Father Michael Troy Jr |
|--------|------------------------|

Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 30       |



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Listing information last updated on May 10th, 2025 at 9:02pm MDT