

# \$524,900 - 3769 23 Street, Edmonton

MLS® #E4460741

**\$524,900**

5 Bedroom, 3.00 Bathroom, 1,335 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

CARED FOR BI-LEVEL HOME WITH 2ND Kitchen setup in Basement. 5 Bedrooms, 3 Full Bathrooms. Main Floor includes Kitchen with Granite Counters, White Cabinets, Stainless Steel Appliances, & Skylight. Vaulted Ceiling throughout, "Open Concept" Dining & Living Room space with Gas Fireplace & tonnes of natural light. Primary Bedroom has walk in closet, and 4 pce Bath. Other UPGRADES include Roof Hot Water Tank, Furnace, Laminate Floor, Window Coverings. Basement includes 2 Bedrooms with 2nd Kitchen, Laundry Room with Storage, Washer, Dryer & Full Sink. Backyard is fully landscaped with large deck, storage shed, apple tree, garden area. Double Attached Heated GARAGE! Located near schools, shopping, restaurants, and quick access to Whitemud & Henday.

Built in 2001

## Essential Information

MLS® #	E4460741
Price	\$524,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.00



Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3769 23 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1N8

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            October 3rd, 2025

Days on Market      24

Zoning                 Zone 30

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Listing information last updated on October 27th, 2025 at 2:17am MDT