# \$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

Public Transportation, Schoo

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

## **School Information**

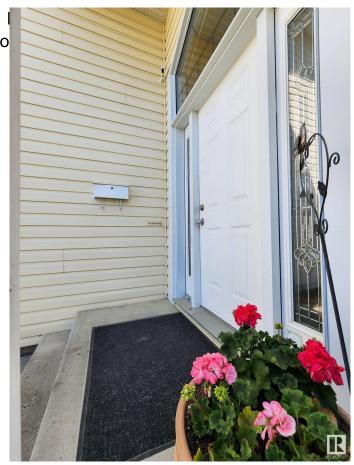
Middle Father Michael Troy Jr

## **Additional Information**

Date Listed May 8th, 2025

Days on Market 2

Zoning Zone 30



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