

## **\$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
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Exterior Features	Cul-De-Sac, Fenced, Golf I Public Transportation, School
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**School Information**

Middle	Father Michael Troy Jr
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**Additional Information**

Date Listed	May 8th, 2025
Days on Market	6
Zoning	Zone 30



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