\$519,900 - 3709 22a Street, Edmonton

MLS® #E4420439

\$519,900

5 Bedroom, 3.00 Bathroom, 1,321 sqft Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Discover the perfect family home in the sought-after Wild Rose community with this beautifully updated 5-bedroom, 3-bathroom bi-level, offering over 1,900 sq. ft. of stylish living space. Designed for both comfort and elegance, the soaring vaulted ceilings, modern vinyl flooring, and cozy fireplace create a warm and inviting ambiance. The bright open-concept kitchen, complete with a pantry and ample counter space, flows seamlessly into the sunlit living and dining areasâ€"perfect for hosting gatherings. The smart layout includes a private third-level master retreat with a walk-in closet and ensuite, two spacious bedrooms on the main floor, and two additional bedrooms in the fully finished basement, ensuring plenty of room for the whole family. Step outside to a massive backyard with a large deck, ideal for summer BBQs and outdoor enjoyment. An insulated garage and oversized driveway provide ample parking, while Central A/C and a recently updated roof (2022) add extra value. Located just steps from schools...



Built in 2004

Essential Information

MLS® # E4420439 Price \$519,900 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,321

Acres 0.00

Year Built 2004

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 Closet Organizers, Deck, In

Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Di

Microwave Hood Fan, Refr

Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Direct Vent

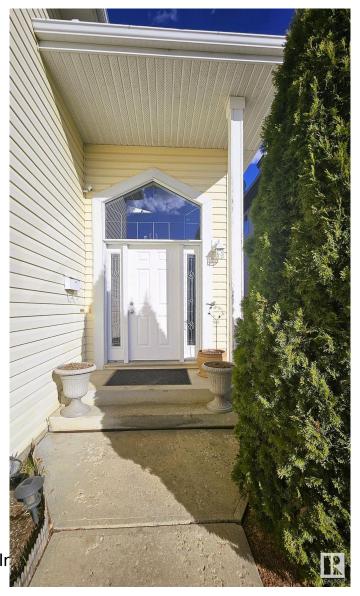
Stories 3

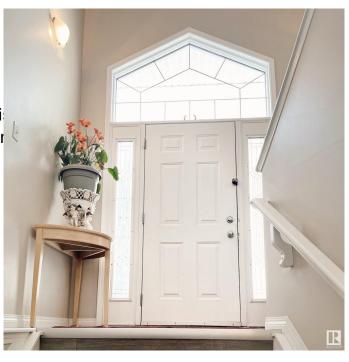
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl





Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary John Paul / Velma E. Baker

Middle Father Michael Troy Jr High Austin O'Brien School

Additional Information

Date Listed February 5th, 2025

Days on Market 88

Zoning Zone 30

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