

Courtesy Of Jeffrey C Lewis Of RE/MAX Elite

## \$525,000 - 3770 22 Street, Edmonton

MLS® #E4429055

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,566 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Great home sitting on a HUGE LOT in Wild Rose! This custom built Pacesetter home is sure to impress! New Shingles (2024), Tankless Hot Water Heater, Newer Furnace! Interior has flex/Dec space, Hardwood flooring, Ceramic tile, double sided Gas fireplace, Open concept kitchen, Gas stove and large windows to the back yard. Just off the Dining area, there is a huge Composite deck and giant back yard great for entertaining. Upstairs, there is another flex space, 3 bedrooms, 2 Full bathrooms including the 3 piece En Suite with STEAM SHOWER. The fully permitted and finished basement has an additional bedroom, full bathroom and living space. Oversized 22'x22' attached garage wired for EV Charging. Located minutes from the Henday and Whitemud, surrounded by tons of Schools, shopping, amenities and Meadows Rec Center. Great Value!

Built in 2002

### Essential Information

MLS® #	E4429055
Price	\$525,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,566
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3770 22 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R6

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 3

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 12:17pm MDT