

\$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	8
Zoning	Zone 30



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Listing information last updated on May 16th, 2025 at 8:32pm MDT