\$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

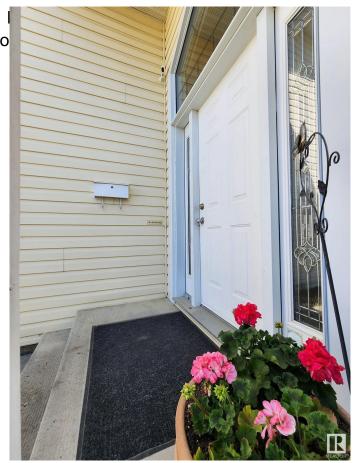
Middle Father Michael Troy Jr

Additional Information

Date Listed May 8th, 2025

Days on Market 8

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 May 16th, 2025 at 8:32pm MDT