

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

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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 areas—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-Suite Laundry, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer/Dryer, Windows 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 | 81                 |
| Zoning         | Zone 30            |

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