

## **\$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, Window 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
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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	87
Zoning	Zone 30

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