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

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 areasâ€"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

**Smoking Home** 

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Di

Microwave Hood Fan, Refr

Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Direct Vent

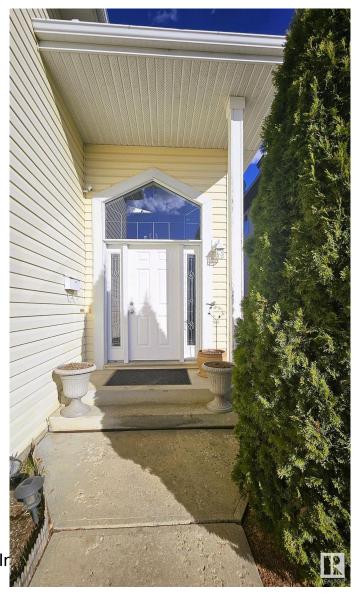
Stories 3

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 73

Zoning Zone 30

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