

Courtesy Of Ben Yovel Of Exp Realty

\$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 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, Insulation-Upgraded, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

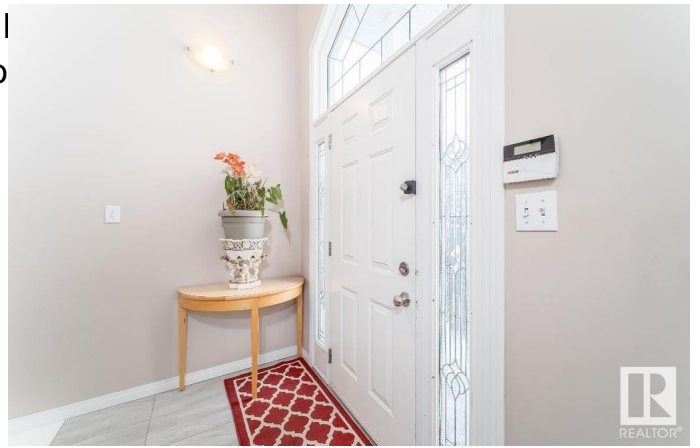
Exterior

Exterior	Wood, Vinyl
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Exterior Features Cul-De-Sac, Fenced, Golf |
Public Transportation, School
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 67
Zoning Zone 30

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Listing information last updated on April 13th, 2025 at 10:02am MDT