

\$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, 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	85
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 1st, 2025 at 3:03pm MDT