

## \$409,000 - 3620 22 Street, Edmonton

MLS® #E4421813

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,100 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained 2-story home in the highly sought-after Wild Rose neighborhood, just two blocks from Catholic Junior High School and Wild Rose Park. Recently renovated with modern finishes, this home is move-in ready! The main floor features a spacious living room, half bathroom, a stunning kitchen, and a dining area with multiple west-facing windows that flood the space with natural light. Upstairs, you'll find a large master bedroom with a full bathroom that offers dual access, plus two generously sized bedrooms. The fully finished basement includes a rec room with a renovated floor, a cozy flex room that could easily be converted into a bedroom, and another full bathroom. Don't miss the opportunity to make this gem your own!

Built in 2001

### Essential Information

MLS® #	E4421813
Price	\$409,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.00



Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3620 22 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S1

### **Amenities**

Amenities	Deck, Hot Water Natural Gas
Parking	Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	46
Zoning	Zone 30

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