

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
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

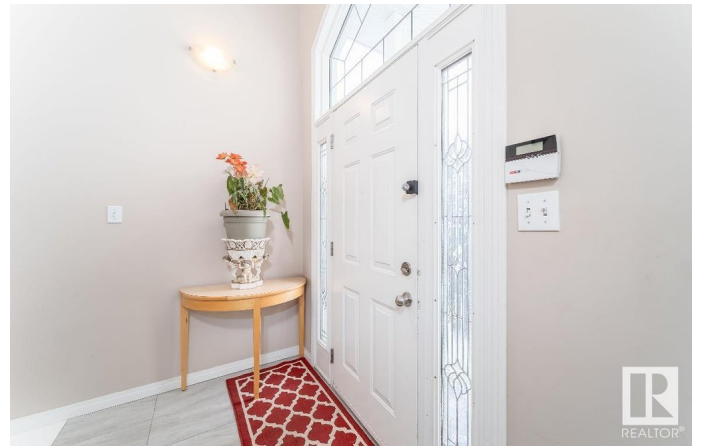
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### 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 37  
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 March 14th, 2025 at 6:47pm MDT