

\$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 | 55 |
| 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 April 12th, 2025 at 1:17am MDT