

\$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	53
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 10th, 2025 at 8:17pm MDT