

## \$525,000 - 3770 22 Street, Edmonton

MLS® #E4429055

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,566 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Great home sitting on a HUGE LOT in Wild Rose! This custom built Pacesetter home is sure to impress! New Shingles (2024), Tankless Hot Water Heater, Newer Furnace! Interior has flex/Dec space, Hardwood flooring, Ceramic tile, double sided Gas fireplace, Open concept kitchen, Gas stove and large windows to the back yard. Just off the Dining area, there is a huge Composite deck and giant back yard great for entertaining. Upstairs, there is another flex space, 3 bedrooms, 2 Full bathrooms including the 3 piece En Suite with STEAM SHOWER. The fully permitted and finished basement has an additional bedroom, full bathroom and living space. Oversized 22'x22' attached garage wired for EV Charging. Located minutes from the Henday and Whitemud, surrounded by tons of Schools, shopping, amenities and Meadows Rec Center. Great Value!

Built in 2002

### Essential Information

MLS® #	E4429055
Price	\$525,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,566
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3770 22 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R6

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 4th, 2025

Days on Market 14

Zoning Zone 30

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