

## \$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 16

Zoning Zone 30

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Listing information last updated on April 20th, 2025 at 11:02am MDT