

## \$468,880 - 3528 22 Street, Edmonton

MLS® #E4448036

**\$468,880**

3 Bedroom, 2.50 Bathroom, 1,522 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this charming 2-storey home in Wild Rose! Sitting on a fully fenced and landscaped corner lot, this 1,521 sqft property is the perfect family home. The main floor features beautiful hardwood floors, a spacious living area, and a functional layout ideal for everyday living and entertaining. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a generous primary suite. A convenient half bath is located on the main level. Enjoy outdoor living with a large yard—perfect for kids, pets, and summer BBQs! Located close to everything Mill Woods has to offer, including Mill Woods Town Centre, the Rec Centre, schools, parks, and the shops and dining on 17th Street. This well-kept home offers comfort, space, and unbeatable convenience for growing families.

Built in 2002

### Essential Information

MLS® #	E4448036
Price	\$468,880
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3528 22 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3E4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	A. BLAIR MCPHERSON SCHOOL
Middle	A. BLAIR MCPHERSON SCHOOL
High	ELDER DR. FRANCIS WHISKEYJ

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        63  
Zoning                    Zone 30

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