# \$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 yardâ€"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.



#### **Essential Information**

MLS® # E4448036 Price \$468,880

Bedrooms 3

Bathrooms 2.50

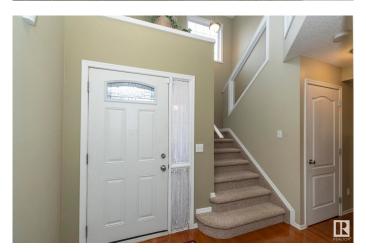
Full Baths 2 Half Baths 1

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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Listing information last updated on September 17th, 2025 at 8:32am MDT