

## \$524,900 - 3769 23 Street, Edmonton

MLS® #E4460741

**\$524,900**

5 Bedroom, 3.00 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

CARED FOR BI-LEVEL HOME WITH 2ND Kitchen setup in Basement. 5 Bedrooms, 3 Full Bathrooms. Main Floor includes Kitchen with Granite Counters, White Cabinets, Stainless Steel Appliances, & Skylight. Vaulted Ceiling throughout, "Open Concept" Dining & Living Room space with Gas Fireplace & tonnes of natural light. Primary Bedroom has walk in closet, and 4 pce Bath. Other UPGRADES include Roof Hot Water Tank, Furnace, Laminate Floor, Window Coverings. Basement includes 2 Bedrooms with 2nd Kitchen, Laundry Room with Storage, Washer, Dryer & Full Sink. Backyard is fully landscaped with large deck, storage shed, apple tree, garden area. Double Attached Heated GARAGE! Located near schools, shopping, restaurants, and quick access to Whitemud & Henday.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460741  |
| Price          | \$524,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,335     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2001                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3769 23 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1N8        |

### **Amenities**

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached, Heated, Insulated                                                                                  |

### **Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                     |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### **Exterior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 3rd, 2025

Days on Market                12

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 October 15th, 2025 at 5:47pm MDT