# \$519,999 - 3510 22 Street, Edmonton

MLS® #E4448216

#### \$519.999

4 Bedroom, 3.50 Bathroom, 1,549 sqft Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully renovated home offering approx. 1,500 sq. ft. of living space plus a fully finished basement. Step into a bright foyer with soaring ceilings and large windows that flood the space with natural light. The stunning kitchen features a pantry, eating bar, and overlooks a sun-filled breakfast nook. Patio doors open to the deck and cozy family room. The main floor includes a convenient laundry room with appliances. The finished basement offers a large rec room, bedroom, and full bathâ€"perfect for guests. Enjoy the fully landscaped, fenced backyard on a quiet pie-shaped lot in a cul-de-sac, just steps from parks and trails. Recent upgrades include new paint, new flooring, new hot water tank, and new roofingâ€"offering modern comfort and peace of mind.

Built in 2003

#### **Essential Information**

MLS® # E4448216 Price \$519,999

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,549

Acres 0.00







Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3510 22 Street

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1W2

#### **Amenities**

Amenities No Smoking Home

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through

Road, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 91

Zoning Zone 30

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