\$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.

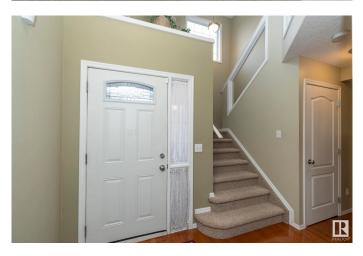






Essential Information

| 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 |
|------------|------------------------|
| Туре | 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 ListedJuly 16th, 2025Days on Market14ZoningZone 30

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Listing information last updated on July 30th, 2025 at 7:02pm MDT