

**\$579,900 - 323 22 Street, Edmonton**

MLS® #E4447849

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,838 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Venture-z is an 1,839 sq.ft. home with 3 large bedrooms, a bonus room and 2.5 bathrooms. The main floor has a 9 ft. ceilings throughout and a private half bathroom tucked out of the way. Enter the kitchen with an island and extending eating bar, and a walk-through pantry that leads to the mudroom with storage and attached, double car garage. A laundry room with a linen storage and countertops with upper cabinet storage sits on the upper floor alongside three bedrooms and a central bonus room. The Primary bedroom has a walk-in closet with a window for additional light and ensuite with double sinks. Options include a 4th bedroom, pet wash and basement development.



Built in 2025

**Essential Information**

MLS® #	E4447849
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,838
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	323 22 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	7
Zoning	Zone 53

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