

## \$540,000 - 3510 22 Street, Edmonton

MLS® #E4448216

**\$540,000**

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 bath—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 roofing—offering modern comfort and peace of mind.

Built in 2003

### Essential Information

MLS® #	E4448216
Price	\$540,000
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
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Days on Market 5

Zoning Zone 30

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