\$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

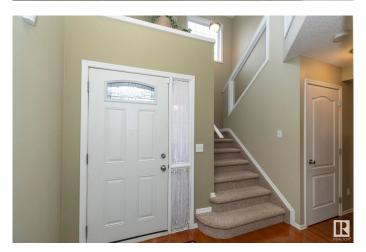
Full Baths 2 Half Baths 1

Square Footage 1,522

Acres 0.00







Year Built 2002

Type 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 Listed July 16th, 2025

Days on Market 2

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 July 18th, 2025 at 5:02am MDT