

\$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 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 | \$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 54

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 September 9th, 2025 at 7:47pm MDT