

## \$599,900 - 3411 23 Street, Edmonton

MLS® #E4431925

**\$599,900**

7 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this spacious home in **\*\*WILDROSE\*\*** with over 3000 sq. ft. of living space and a **FULLY FINISHED BASEMENT**. Total 7 BEDS and 4 BATHS. The front living area is ideal for formal gatherings. A beautiful kitchen and second living space provide a cozy atmosphere for family time. Outside, enjoy a big backyard with a concrete patio perfect for BBQ parties and family gatherings. Upstairs features a large bonus area, 4 beds, and 2 baths. The finished basement is great for a growing family and has potential for a **RENTAL SUITE**. Stay comfortable year-round with AC and a garage heater. Located in a quiet cul-de-sac near Sector 17 Plaza and 17 Street. This home is ready for you!

Built in 2007

### Essential Information

MLS® #	E4431925
Price	\$599,900
Bedrooms	7
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.00
Year Built	2007



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

### Community Information

Address	3411 23 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B2

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 20th, 2025
Days on Market	58
Zoning	Zone 30

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