

## \$465,000 - 3528 22 Street, Edmonton

MLS® #E4448036

### \$465,000

3 Bedroom, 2.50 Bathroom, 1,522 sqft

Single Family on 0.00 Acres

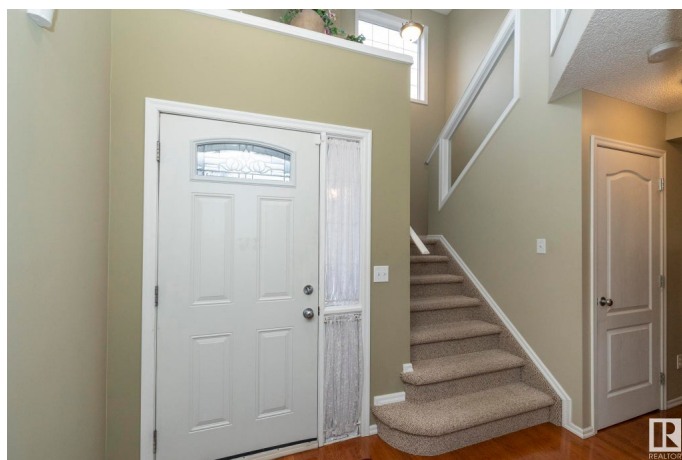
Wild Rose, Edmonton, AB

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 yard—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.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448036  |
| Price          | \$465,000 |
| 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        68  
Zoning                    Zone 30

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