

**\$394,900 - 3612 22 Street, Edmonton**

MLS® #E4450927

**\$394,900**

4 Bedroom, 2.00 Bathroom, 898 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**PRICRE REDUCED TO SELL QUICK!**  
Welcome to this well maintained BI-LEVEL house in one of the soughtafter communities of Wild Rose. This beautiful starter home is totally finished top to bottom with fully finished basement having separate entry from the back of the home. When you enter the house you find an open concept living area with spacious kitchen, dinning room and living. The master bedroom is sizable with walking closet. Main floor ends with a second bedroom and 4 pcs bathroom. Downstairs you have second kitchen, living, two rooms and 3 pcs bathroom. Close to all amenties; school, park, bus stop. Minutes away from major highways. Ideal for invesment or for first time buyer.

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4450927      |
| Price          | \$394,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 898           |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3612 22 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1S1        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Rear Drive Access            |

### Interior

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                               |
| Stories      | 2                                                                                                       |
| Has Basement | Yes                                                                                                     |
| Basement     | Full, Finished                                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 30          |

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