

\$540,000 - 3510 22 Street, Edmonton

MLS® #E4448216

\$540,000

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	\$540,000
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 17

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 August 3rd, 2025 at 10:47am MDT