

\$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

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 23rd, 2025 at 7:47pm MDT