

## \$494,900 - 3771 23 Street, Edmonton

MLS® #E4434205

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**Move-In Ready Home in a Prime Location!**

This beautifully maintained home offers the perfect blend of comfort and convenience. Recently painted and featuring brand-new luxury vinyl plank flooring throughout the main floor, this home is truly move-in ready. The impressive open-to-above foyer welcomes you into a bright and spacious layout. Upstairs, you'll find three generously sized bedrooms, the primary suite with a walk-in closet and a private 3-piece ensuite. A 4-piece main bathroom completes the upper level. The main floor boasts an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The cozy corner gas fireplace adds warmth and charm, perfect for relaxing evenings. Step outside to enjoy summer nights on the spacious deck in the fully fenced backyard—ideal for entertaining or unwinding in privacy. Additional highlights include a double attached garage and a sought-after location near all essential amenities, schools, shopping, Mill Creek Ravine, and more.

Built in 2001

### Essential Information

MLS® # E4434205

Price \$494,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3771 23 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1N8

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	Zone 30

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Listing information last updated on May 7th, 2025 at 11:02am MDT