

\$579,900 - 323 22 Street, Edmonton

MLS® #E4447849

\$579,900

3 Bedroom, 2.50 Bathroom, 1,838 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Venture-z is an 1,839 sq.ft. home with 3 large bedrooms, a bonus room and 2.5 bathrooms. The main floor has a 9 ft. ceilings throughout and a private half bathroom tucked out of the way. Enter the kitchen with an island and extending eating bar, and a walk-through pantry that leads to the mudroom with storage and attached, double car garage. A laundry room with a linen storage and countertops with upper cabinet storage sits on the upper floor alongside three bedrooms and a central bonus room. The Primary bedroom has a walk-in closet with a window for additional light and ensuite with double sinks. Options include a 4th bedroom, pet wash and basement development.



Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447849 |
| Price | \$579,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,838 |
| Acres | 0.00 |
| Year Built | 2025 |

| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 323 22 Street |
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0T 0T0 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 53 |

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Listing information last updated on July 19th, 2025 at 2:47pm MDT