

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$499,900 - 3553 23 St, Edmonton

MLS® #E4423158

### \$499,900

3 Bedroom, 3.50 Bathroom, 1,605 sqft  
Single Family on 0.00 Acres

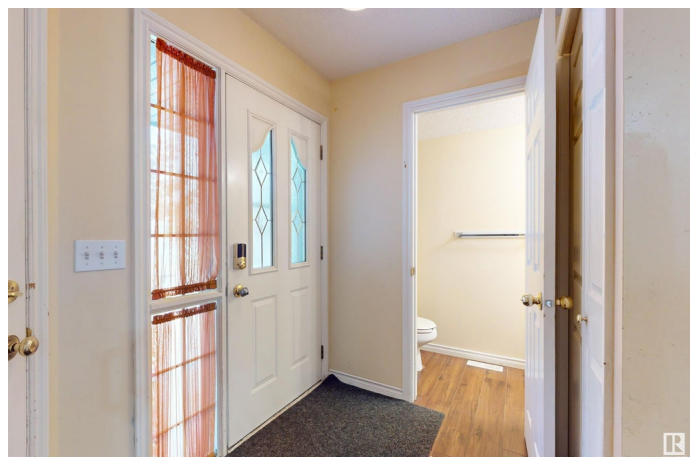
Wild Rose, Edmonton, AB

Welcome to this beautiful & bright 2 storey home offering 3 bedrooms, 3.5 baths, living room with a gas fireplace, built in TV space, large eat in kitchen with fully finished basement. Additional features & upgrades include built-in speakers on main floor & upper level. Upstairs boasts with 3 large Bedrooms & 2 Full washrooms. The master bedroom offers a jacuzzi soaker tub with ceramic tiles, built-in makeup table, shower, bay window, stylish light fixture, walk in closet & built in speakers. Shingles recently changed (2022), HWT (2024), Carpet (2023). This home includes a fully finished basement with full washroom & large family room & has Laundry plus central vacuum. BACKYARD has HUGE DECK & SHED with fully fenced and landscaped. It has Double attached garage. Located in the desirable Wild Rose community, this property is close to schools, public transit, and the Whitemud Freeway. Walking distance to park and Close to all amenities.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423158  |
| Price    | \$499,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,605                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |            |
|-------------|------------|
| Address     | 3553 23 St |
| Area        | Edmonton   |
| Subdivision | Wild Rose  |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6T 1W2    |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Velma E. Baker School |
| Middle     | Hardisty School       |
| High       | McNally School        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 38                  |
| Zoning         | Zone 30             |

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Listing information last updated on April 6th, 2025 at 8:02pm MDT