

## \$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	65
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 May 3rd, 2025 at 12:17am MDT