

## \$395,000 - 3769 21 Street, Edmonton

MLS® #E4453608

**\$395,000**

3 Bedroom, 3.50 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Well maintained half duplex on a large corner lot. A perfect house for room mates or a large family ... 2 large bedrooms on the upper level, each with their own washroom, 1 additional bedroom in basement with it's own 3 piece washroom. Close to Whitemud Freeway & Anthony Henday. Open concept main floor with beautiful hardwood floors and tile floors. Living room has cozy gas fireplace, dining room has patio door access to deck and back yard, full kitchen with center island and plenty of cupboard space. Attached garage with entry into home. Large fenced back yard, deck in back and nice veranda in front.

Built in 2001

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453608      |
| Price          | \$395,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,187         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3769 21 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1R7        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck, Front Porch, Hot Water Natural Gas |
| Parking   | Single Garage Attached                   |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 57                |
| Zoning         | Zone 30           |

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