# \$530,000 - 3760 23 Street, Edmonton

MLS® #E4428927

#### \$530,000

3 Bedroom, 3.00 Bathroom, 1,281 sqft Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

CARED FOR BI-LEVEL HOME WITH TONNES OF UPGRADES. 3 Bedrooms, 3 Full Bathrooms, Open Concept, immaculate Hardwood Flooring & through out, Hand Railings all replaced, Main Floor includes Kitchen with additional Custom Pantry Cabinet, Appliances (2019), Vaulted Ceiling, Large south & west facing windows, formal dining room. Primary Bedroom has walk in closet, and 4 pce Bath. Other UPGRADES: Central A/C (2017), Roof (2019), Hot Water Tank (2021), Furnace (2024). Basement with Gas Fireplace, "OSB Air Plus Subfloor― (helps keep the floor warm), 3rd Bedroom, and Utility Room with Storage, Washer, Dryer & Wash Sink, and built in cabinets. Outside the Wrap Around Deck with "Bench Railing― & Duraguard was refinished in (2009), and an Enclosed Storage Area with lighting was built. Yard is fully landscaped and has a Cherry Tree to. The Insulated Garage has a 220V Plug-in for an electric heater, or could be used to charge an EV car! Located near schools, shopping, restaurants, and quick access to Whitemud & Henday.

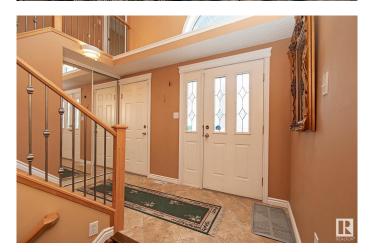
Built in 2000

## **Essential Information**

MLS® # E4428927 Price \$530,000







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,281

Acres 0.00

Year Built 2000

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 3760 23 Street

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1P4

#### **Amenities**

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No

Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 29

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 1st, 2025 at 9:47pm MDT