

## \$599,900 - 3411 23 Street, Edmonton

MLS® #E4431925

**\$599,900**

7 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this spacious home in **\*\*WILDROSE\*\*** with over 3000 sq. ft. of living space and a **FULLY FINISHED BASEMENT**. Total 7 BEDS and 4 BATHS. The front living area is ideal for formal gatherings. A beautiful kitchen and second living space provide a cozy atmosphere for family time. Outside, enjoy a big backyard with a concrete patio perfect for BBQ parties and family gatherings. Upstairs features a large bonus area, 4 beds, and 2 baths. The finished basement is great for a growing family and has potential for a **RENTAL SUITE**. Stay comfortable year-round with AC and a garage heater. Located in a quiet cul-de-sac near Sector 17 Plaza and 17 Street. This home is ready for you!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431925  |
| Price          | \$599,900 |
| Bedrooms       | 7         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,286     |
| Acres          | 0.00      |
| Year Built     | 2007      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3411 23 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0B2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 56               |
| Zoning         | Zone 30          |

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Listing information last updated on June 15th, 2025 at 8:02am MDT