

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$489,900 - 3603 23 St, Edmonton

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MLS® #E4449431

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,008 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautiful bungalow in WILDROSE offering 4 Bedroom 2.5 Bathroom over 1000 SqFt bungalow with a Double Attached Garage. As you enter you will be greeted by a huge living room with newly upgraded Kitchen features plenty of cabinets with granite counter top with new S/S appliances. Your dining area is also attached to your kitchen with patio doors leading you to your backyard with huge deck and fully enclosed backyard with RV parking. There are 2 bedrooms on main floor & 1.5 bathrooms. The master bedroom is HUGE with half washroom & closet. Basement has 2 spacious bedrooms, full bathroom, kitchen and a laundry room. Recent upgrades includes New Shingles, upgraded main kitchen & basement kitchen with new stainless steel appliances, new paint, new fewer led lights, fence & deck recently painted. Backyard is maintenance free. This property is close to schools, public transit, and the Whitemud Freeway. Walking distance to park and Close to all amenities.

Built in 2002

### Essential Information

MLS® # E4449431

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,008                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 3603 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-Extra |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                12

Zoning                            Zone 30

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Listing information last updated on August 5th, 2025 at 6:02am MDT