

Courtesy Of Ricky Singh Of MaxWell Polaris

## **\$484,900 - 3603 23 St, Edmonton**

MLS® #E4456364

### **\$484,900**

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® #   | E4456364  |
| Price    | \$484,900 |
| 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            September 5th, 2025

Days on Market      13

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 September 17th, 2025 at 10:17pm MDT