

Courtesy Of Ricky Singh Of MaxWell Polaris

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

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                6

Zoning                            Zone 30

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Listing information last updated on July 30th, 2025 at 6:17am MDT