



## 3762 22 Street Edmonton AB

\$498,800

This home boasts a total living space of over 2,105 sqft w/ a total of 4 bedrooms & 3.5 baths & 2 FIREPLACES & FULLY FINISHED BASEMENT! The spacious living room features ALL HARDWOOD FLOORS ON MAIN FLOOR, modern tile - surround fireplace, CENTRAL A/C & large panel windows overlooking the large FULLY-FENCED BACKYARD featuring a large DECK leading down to a full HARDWOOD, WEATHER PROOF PATIO&PERGOLA - perfect for backyard entertaining! The dream PENINSULA style kitchen offers lots of storage and convenience with a WALK-IN PANTRY! Upstairs features 3 large bedrooms and 2 4-pc bath! The Primary bedroom features a 4-pc ensuite and large closet! The FULLY FINISHED BASEMENT takes you to a PRIVATE SANCTUARY w/ a large bedroom, a CUSTOM-BUILT WET BAR, 4-pc bath, and spacious recreational room! This home IS PERFECT for your growing family. 2022 FURNACE has been SERVICED EVERY YEAR (2 YRS OLD). 2017-ROOF, 2019-HOT WATER TANK, 2020 NEWLY PAINTED. A/C SERVICED YEARLY, 2022-WASHER/DRYER & STOVE.

Listing Presented By:



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