

## \$429,999 - 3827 22 Street, Edmonton

MLS® #E4430340

**\$429,999**

4 Bedroom, 2.00 Bathroom, 1,764 sqft

Single Family on 0.00 Acres

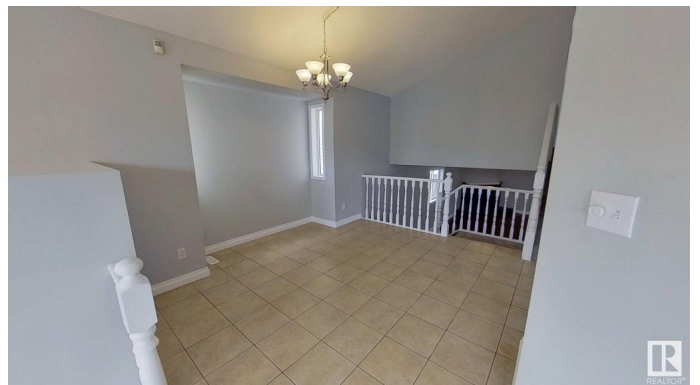
Larkspur, Edmonton, AB

Located in family friendly Larkspur 4 bedroom 4 level split Recently renovated - new carpets, freshly painted Detached 2 car garage with back lane No back facing neighbors Fully fenced backyard Covered backyard patio for entertaining and kids playing Close to major bus routes and transit centre Walk to nearby green spaces and various playgrounds Nearby off leash dog park Close to Catholic/Public schools Walking distance to shopping, banking, restaurants, movie theatres Includes 2 Fridges, Stove, Microwave, Dishwasher, Washer, Dryer

Built in 1994

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430340               |
| Price          | \$429,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,764                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 3827 22 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1K8        |

## Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Front Porch, No Smoking Home, Secured Parking, Television Connection, Vinyl Windows |
| Parking   | Double Garage Detached, Front/Rear Drive Access, Rear Drive Access   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel, Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 30          |

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Listing information last updated on April 22nd, 2025 at 12:02am MDT