

## \$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	20
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 May 1st, 2025 at 12:47am MDT