

\$569,900 - 323 22 Street, Edmonton

MLS® #E4447849

\$569,900

3 Bedroom, 2.50 Bathroom, 1,838 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Venture-z is an 1,839 sq.ft. home with 3 large bedrooms, a bonus room and 2.5 bathrooms. The main floor has a 9 ft. ceilings throughout and a private half bathroom tucked out of the way. Enter the kitchen with an island and extending eating bar, and a walk-through pantry that leads to the mudroom with storage and attached, double car garage. A laundry room with a linen storage and countertops with upper cabinet storage sits on the upper floor alongside three bedrooms and a central bonus room. The Primary bedroom has a walk-in closet with a window for additional light and ensuite with double sinks. Options include a 4th bedroom, pet wash and basement development.



Built in 2025

Essential Information

MLS® #	E4447849
Price	\$569,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,838
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	323 22 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025
Days on Market	38
Zoning	Zone 53

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 August 22nd, 2025 at 4:47pm MDT