

**\$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 | 41              |
| 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 25th, 2025 at 2:32pm MDT