

\$459,000 - 2223 22 Avenue, Edmonton

MLS® #E4425532

\$459,000

3 Bedroom, 2.50 Bathroom, 1,419 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Discover this stunning 1,419 sq. ft. single-car garage duplex in the desirable community of Laurel. This beautifully designed home features 3 bedrooms, 2.5 bathrooms, and a bonus room, perfect for families or first-time buyers. The main floor boasts an updated kitchen, spacious living and dining area, laminate flooring, and a convenient half bath. Upstairs, you'll find a primary bedroom with an ensuite, two additional bedrooms, a second full bathroom, and a versatile bonus room. Enjoy outdoor living with a fully fenced and landscaped backyard, a deck for summer gatherings, and the comfort of air conditioning. Located in a family-friendly neighborhood within walking distance to Svend Hansen School, and close to parks, shopping, and transit, this home is move-in ready and waiting for its new owners! Don't miss this fantastic opportunity!

Built in 2016

Essential Information

| | |
|------------|-----------|
| MLS® # | E4425532 |
| Price | \$459,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,419 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2223 22 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2M8 |

Amenities

| | |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 13th, 2025

Days on Market 31

Zoning Zone 30

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Listing information last updated on April 13th, 2025 at 7:02pm MDT