

\$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 72

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 24th, 2025 at 2:02am MDT