

## \$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 23

Zoning Zone 30

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