

## \$499,900 - 2315 22 Avenue, Edmonton

MLS® #E4427173

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,759 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning duplex with a double attached garage in the desirable LAUREL community, featuring a FULLY FINISHED BASEMENT and a MAIN FLOOR BEDROOM with 4-PC BATH. With 4 spacious bedrooms and 4 bathrooms, this home is designed for comfort and convenience. The main floor boasts a cozy living room, a dining room, an upgraded kitchen with quartz countertops and a walk-in pantry, and a bedroom with full bath. On the second floor, you'll find a spacious BONUS ROOM, the primary bedroom with an en-suite, two additional bedrooms, a den and another full bathroom. The fully developed basement features LARGE RECREATIONAL AREA and a full bathroom. Located within walking distance to new High School, Svend Hansen School, playground, bus stop, shopping plaza, Meadows Rec Centre, and minutes away major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for both families and investors.

Built in 2016

### Essential Information

MLS® #	E4427173
Price	\$499,900
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	1,759
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2315 22 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 24th, 2025

Days on Market 14

Zoning Zone 30

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