

## \$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 40

Zoning Zone 30

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