

\$515,000 - 2315 22 Avenue, Edmonton

MLS® #E4423790

\$515,000

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® # | E4423790 |
| Price | \$515,000 |
| 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 | Dishwasher-Built-In, 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 4th, 2025

Days on Market 10

Zoning Zone 30

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