

## \$489,000 - 2217 22 Avenue, Edmonton

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MLS® #E4443802

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Single Family 2-Story half duplex in laurel AMAZING Opportunity for First Time Home Buyer, and Investor. For Conveniently located on 22ave, near by Banks, Big Shopping centers, Bus-Stop, School, playground, Park, and quick access to Anthony Henday. This is a Double Garage Duplex, With Fully Repainted all Walls, and BRAND NEW LAMINATE FLOORING. Has Good quality WHIRLPOOL APPLIANCES with Stain Maple KITCHEN. FULLY FINISHED SHED, DECK AND FULLY FENCED HOUSE. The Basement is partially will over SIZED LIVING ROOM, WITH MAPLE KITCHEN, APPLAINCES, with laundry in the basement. The Upper level consist of Master bedroom with 2 over sized WALK IN - CLOSESTS, 5 PC ensuite bath, and two good size bedrooms with triple pan windows.

Built in 2015

### Essential Information

MLS® #	E4443802
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2217 22 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Walk-up Basement, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

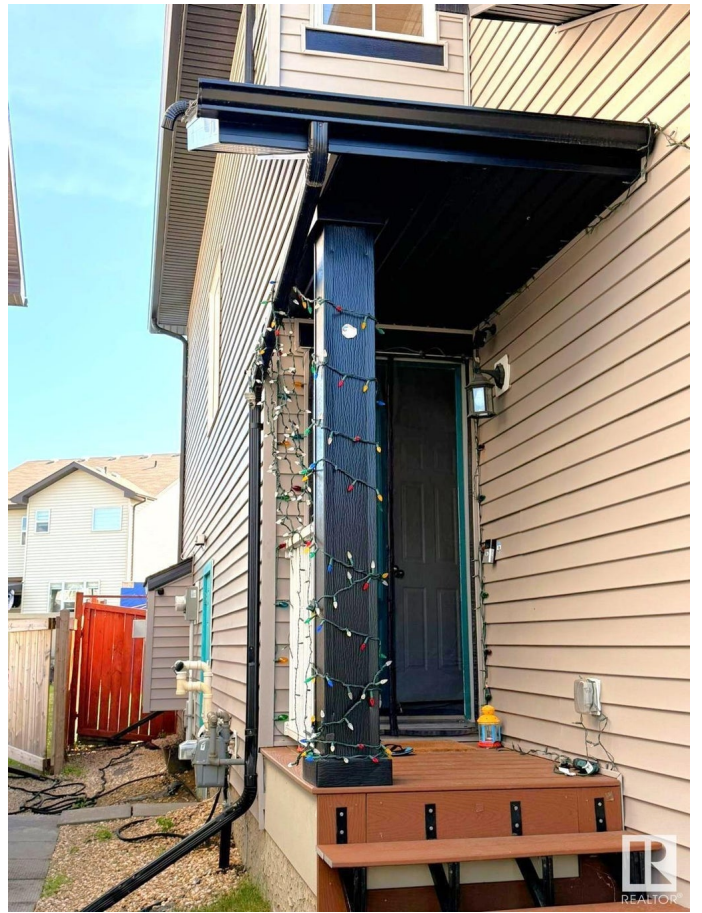
### **Exterior**

Exterior	Concrete, Asphalt, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Asphalt, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
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Days on Market 48  
Zoning Zone 30



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Listing information last updated on August 9th, 2025 at 2:17am MDT